





High Ash Crescent,Leeds LS17 8RQ

william h brown

welcome to

High Ash Crescent, Leeds

A two-bedroom semi-detached bungalow offering versatile living accommodation, including a self-contained annex to the rear. With flexible space suitable for a variety of needs and excellent potential to personalise or further enhance, this property presents a fantastic opportunity for buyers.













Kitchen
The kitchen features a side external door, along with front and side double-glazed windows that allow plenty of natural light. It is fitted with spotlights to the ceiling and offers a range of wall and base units with complementary worktop space. Integrated appliances, a sink with drainer, and tiled splashbacks complete this well-equipped kitchen.

Lounge
A good-sized lounge featuring a front double-glazed bay window, allowing plenty of natural light to flood the room. The space is further enhanced by a fitted radiator.

Shower Room
The shower room features a double-glazed window, fitted radiator, shower cubicle, vanity wash hand basin with built-in storage, and a WC. The room is finished with fully tiled walls and flooring.

Bedroom One
A double bedroom with a double glazed window and fitted radiator. This room benefits form built in wardrobes.

Bedroom Two
A single bedroom featuring a fitted radiator and providing access through to the conservatory, creating a versatile additional living space.

Conservatory
The conservatory is a spacious and bright addition to the home, enjoying plenty of natural light. It can be accessed via Bedroom Two or directly from the rear garden, offering versatile and convenient living space.

Annex
Lounge/ Bedroom
The annex offers excellent versatile accommodation and a wide range of potential uses. It features two double-glazed windows and an external door and is currently arranged as a sitting area, bedroom space, and a separate shower room. Providing flexible living accommodation.

Shower Room
The shower room features a shower cubicle, wash hand basin, and WC, along with a double-glazed window providing natural light.

External
To the front of the property is a block-paved driveway providing off-street parking for multiple vehicles. Gated side access leads to the rear garden, which offers a good degree of privacy and features a paved seating area, with the remainder predominantly laid to lawn. The garden is further enhanced by a variety of mature trees and established planting, creating an attractive outdoor space.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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High Ash Crescent, Leeds

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- DRIVE WAY OFFERING AMPLE PARKING
- CONSERVATORY
- ENCLOSED REAR YARD

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
OAK110040 - 0003

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