



Ashton Avenue, Leeds LS8 5BX

welcome to

Ashton Avenue, Leeds

Situated in a popular residential location, this two double-bedroom mid-terrace home offers spacious accommodation and benefits from an enclosed front yard. A fantastic opportunity for first-time buyers or investors alike. Viewing is highly recommended.



Ground Floor

Living Room

A spacious room with a front double glazed window.

Kitchen

The kitchen features a front double-glazed window and is fitted with a range of wall and base units, incorporating an integrated oven, hob, and extractor fan above. A sink with drainer completes the space, while a door from the kitchen provides access to the cellar.

First Floor

Bedroom Two

A spacious double bedroom with a front double glazed window and fitted radiator.

Bathroom

The bathroom features a front double-glazed window and a fitted chrome heated towel rail. Fitted with a three-piece suite comprising a bath with shower, wash hand basin, and WC. The boiler is conveniently housed within this room.

Second Floor

Bedroom One

A double bedroom with a front double glazed window.

External

Externally, the property benefits from a low-maintenance enclosed front yard, with a small set of steps leading up to the front entrance door.

Agent 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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welcome to

Ashton Avenue, Leeds

- MID TERRACE
- TWO DOUBLE BEDROOMS
- ENCLOSED FRONT YARD
- POPULAR RESIDENTIAL AREA
- GOOD PUBLIC TRANSPORT LINKS NEAR BY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109641 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk