



**Asket Drive, Leeds LS14 1HX**

welcome to

## Asket Drive, Leeds

A semi-detached property offering four bedrooms, two bathrooms, and an additional W.C., along with a fully enclosed rear garden—ideal for a wide range of buyers. Inside, the home provides four well-proportioned bedrooms, including a master bedroom with its own en-suite.



## **Asket Drive Ground Floor Entrance Hall**

Welcoming you into the property, the entrance hall features tiled flooring and a fitted radiator, with the boiler housed in a cupboard within this space. There is useful understairs storage, and the staircase to the right leads up to the first floor.

### **Downstairs W.C**

A convenient downstairs W.C. features a fitted radiator, tiled flooring, a pedestal sink, and a toilet.

### **Lounge**

10' 10" x 16' 3" ( 3.30m x 4.95m )

### **Kitchen / Diner**

15' 5" x 9' 7" ( 4.70m x 2.92m )

The kitchen-diner features a double-glazed window and a fitted radiator. It offers ample wall and base units, generous worktop space incorporating a sink and drainer, an integrated electric hob and oven, along with an extractor fan. Finished with tiled flooring and tiled splashbacks.

### **First Floor**

#### **Bedroom Two**

13' 6" x 9' 6" ( 4.11m x 2.90m )

Features a double-glazed window, a fitted radiator, and carpet flooring.

#### **Bedroom Three**

12' 9" x 9' ( 3.89m x 2.74m )

Features a double-glazed window, a fitted radiator, and carpet flooring, offering another good-sized room.

#### **Bedroom Four**

9' 4" x 7' 1" ( 2.84m x 2.16m )

Features a double-glazed window, a fitted radiator, and carpet flooring, offering a good-sized room.

### **Bathroom**

Features a double-glazed window and a fitted radiator, with tiled flooring and partly tiled walls. The suite includes a bath with an overhead shower, a

toilet, and a pedestal sink.

## **Second Floor Bedroom One**

20' 8" x 11' ( 6.30m x 3.35m )

The master bedroom features a double-glazed window and a fitted radiator. It is a generously sized room that benefits from built-in wardrobes and its own en-suite.

### **En Suite**

Features a shower cubicle, toilet, and wash basin, along with a double-glazed window, fitted radiator, and tiled flooring.

### **Outside**

The rear of the property features a fully enclosed, generously sized garden that is partly paved and partly laid to lawn. It can be accessed either through a secure side gate or via the patio doors from the lounge.



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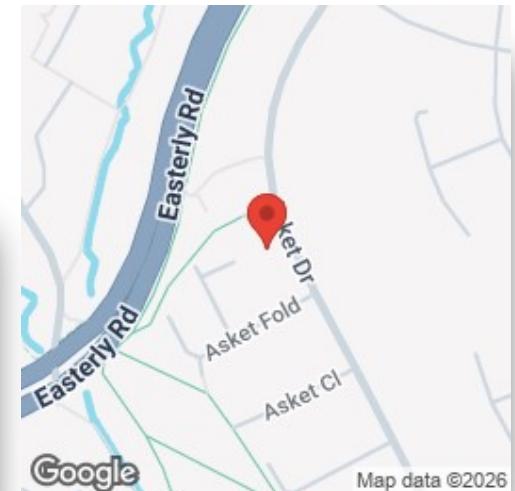
## Asket Drive, Leeds

- SEMI DETACHED
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- MASTER ROOM EN SUITE
- GOOD SIZE THROUGHOUT

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£285,000**



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Property Ref:  
OAK109654 - 0002

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