



**Ainsley View, Leeds LS14 5QN**

**welcome to**

**Ainsley View, Leeds**

MOVING ON UP? Then this is one property NOT TO BE MISSED! Offering spacious living accommodation which includes a shaker style kitchen with a DINING ROOM EXTENSION for entertaining, this fantastic semi detached also includes a GARAGE and DRIVEWAY!



### **Entrance Hall**

Having the entrance door to the front aspect, and stairs to the first floor landing.

### **Lounge**

Feature fireplace, carpeted throughout, window to the front.

### **Kitchen**

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear, spotlights. Direct access into the dining room.

### **Dining Room**

Dining room with French style patio doors giving direct access into the rear garden, tiled flooring throughout, two velux windows, spotlights.

### **W.C**

Guest W/C with washing hand basin, window to the rear.

### **Bedroom One**

Carpeted throughout, window to the front, central heating radiator.

### **Bedroom Two**

Carpeted throughout, window to the rear, central heating radiator.

### **Bedroom Three**

Carpeted throughout, window to the front, central heating radiator.

### **House Bathroom**

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, window to the side.

### **Garage**

The garage features a dedicated utility area at the rear, fully plumbed and designed to accommodate a separate washing machine and dryer. Additionally, it is equipped with an electric vehicle (EV) charging point.

### **Exterior**

Externally the property has an open garden space to the front with a driveway and access to the garage. To the rear is a well maintained garden space with a lawn and patio seating area.



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## Ainsley View, Leeds

- Semi Detached Family Home
- Three Good Size Bedrooms
- Open Plan Dining Kitchen
- Garage & Driveway
- Private Rear Garden

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

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111779 - 0002

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