KATH | WELLS

ESTATE AGENTS & VALUERS

11 Ashdene
Leeds



4 Bedroom House - Detached
£525,000

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GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:






Double glazed window, an inset gas fire, ample space for a wide range of living room furniture, central heating radiator

Fitted Dining & Breakfast Kitchen:








Part glazed side door, double glazed bi-folding doors giving access to the rear, double glazed windows, a range of modern fitted wall, drawer & base units, work surfaces, a gas cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliances (fridge / freezer, dishwasher), breakfast counter, ample space for a large dining table & chairs

Office Room:




Double glazed window, large storage cupboard, central heating radiator, a good sized room which would make the perfect home office

Downstairs WC:



A suite comprising of a low flush WC & a wash basin set into a vanity unit

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a loft space (which has full planning for a dormer extension) via a pull down ladder, central heating radiator

Bedroom One:





Double glazed window, fitted wardrobes, central heating radiator, a good sized double bedroom

Bedroom Two:



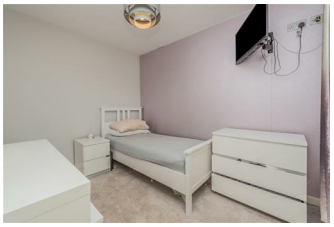

Double glazed window, fitted wardrobes, central heating radiator

Bedroom Three:




Double glazed window, fitted wardrobes, central heating radiator

Bedroom Four:

Double glazed window, fitted wardrobe, central heating radiator

Family Bathroom / WC:




Double glazed window, a white suite comprising of a paneled bath, separate shower cubicle with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:





Gardens:






The property is located on a great sized plot & includes gardens front, side & rear. The front garden is low maintenance. The rear garden is a great size & consists of a lawn space, paved patio & an integrated seating area. To the rear there is also a home bar which is great for family entertainment as well as in ground trampoline making this garden an ideal entertainment area.

Off Street Parking / Driveway:



A driveway provides off street parking for three cars

Council Tax Band & EPC Rating:

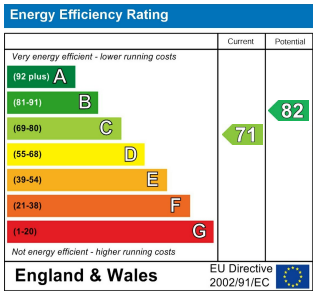
Council Tax Band: C / EPC Rating: E

EPC Link:

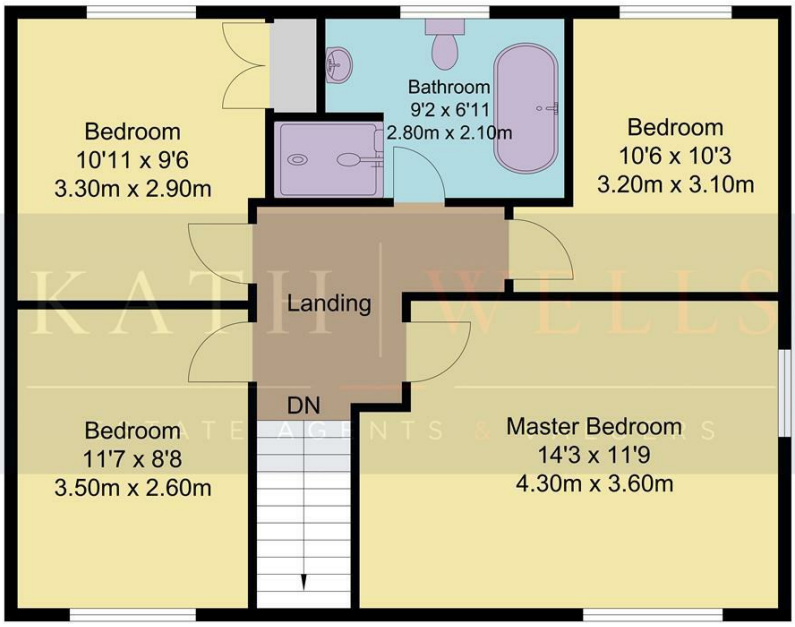
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Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



First Floor
Approx. 60.90 sqm.
(656.00 sqft.)



Ground Floor
Approx. 75.70 sqm.
(815.00 sqft.)