



**Ashton Road, Leeds LS8 5JQ**

**welcome to**

**Ashton Road, Leeds**

Located in the LS8 area of Leeds, this end-terrace three-bedroom property benefits from both front and rear enclosed yards. Inside, the home offers excellent features, including an additional dining room that provides versatile use as a second reception space. \* Viewing recommended \*



## **Ashton Road Ground Floor Hallway**

Entering through the front door into the hallway, the lounge sits to the left, with the staircase directly ahead leading to the first floor.

## **Lounge**

The lounge is positioned at the front of the property and features double-glazed bay windows, finished with laminate flooring.

## **Dining Room**

The dining room is situated toward the rear of the property and is currently used as an additional reception room, offering versatile potential. It features a double-glazed window, a fitted radiator, and laminate flooring. The room is well sized and also benefits from a built-in storage cupboard.

## **Kitchen**

Located at the rear of the property, the kitchen features a double-glazed window and a fitted radiator. A door provides direct access to the rear yard. The kitchen is fitted with a range of wall and base units, an integrated gas hob with oven and extractor fan above, and a sink with drainer. There is also plumbing for a washing machine, complemented by tiled splashbacks.

## **First Floor**

### **Bedroom One**

Bedroom one is well sized, the room features a double-glazed bay window and is finished with carpet flooring.

### **Bedroom Two**

Bedroom two is a double room featuring a double-glazed rear window, a fitted radiator, and carpet flooring.

### **Bedroom Three**

Located at the front of the property, this single bedroom features a double-glazed window and carpet flooring.

## **Bathroom**

The bathroom features a double-glazed window and is fully tiled to both the walls and floor. It includes a toilet, a vanity sink with storage, and a bath with an overhead dual shower.

## **Loft**

The property benefits from a loft space that includes eaves storage and a skylight window.

## **Outside**

The front of the property features an enclosed, fully paved yard with a boundary wall and gate. The rear yard is also enclosed and finished with paved flooring.



**view this property online** [williamhbrown.co.uk/Property/OAK109662](http://williamhbrown.co.uk/Property/OAK109662)



welcome to

## Ashton Road, Leeds

- NO ONWARD CHAIN
- END TERRACE
- THREE BEDROOMS
- FRONT AND REAR ENCLOSED YARD
- VERSATILE DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/OAK109662](http://williambrown.co.uk/Property/OAK109662)



Property Ref:  
OAK109662 - 0005

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 248 8263**



Oakwood@williambrown.co.uk



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



**williambrown.co.uk**