



13 High Ash Crescent, Leeds, LS17 8RH

Offers in excess of £399,950

Situated on a quiet residential crescent in the highly desirable Alwoodley area of North Leeds, this three-bedroom detached bungalow offers spacious, versatile accommodation, ideal for families, professionals, or those looking to downsize without compromising on space.

The property has been thoughtfully extended to create an open-plan living environment, featuring a contemporary fitted kitchen with central island flowing seamlessly into the spacious lounge and dining area, creating an ideal space for both everyday living and entertaining. Three well-proportioned bedrooms, including a generous principal bedroom with en-suite, and a family bathroom.

Externally, the property benefits from a private enclosed rear garden, a generous driveway providing off-street parking for several vehicles, and an integral garage/workshop offering additional storage or hobby space.

Located in the heart of Alwoodley, one of Leeds' most sought-after residential areas, the property enjoys easy access to outstanding local schools, excellent amenities, schools, supermarkets, cafés, golf courses, and beautiful walks around Eccup Reservoir and the surrounding countryside. Leeds city centre, the Ring Road, A61 and A1(M) are all within easy reach, making this an excellent location for commuters. The area is well regarded for its peaceful surroundings, strong community feel and excellent quality of life

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk