



18 Asket Fold, Leeds, LS14 1DB

CORNERSTONE



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18 Asket Fold

Guide Price £200,000

The Introduction

The property is offered for sale with no onward chain.

Cornerstone are delighted to offer for sale this beautifully presented, 2018 built two-bedroom, three-storey corner townhouse, occupying an enviable position at the head of a quiet cul-de-sac, Asket Fold. Enjoying pleasant open views across the green corridor of Wykebeck Way and towards and up Easterly Road, this modern home offers stylish and flexible accommodation in a peaceful yet well-connected location.

Occupying a desirable south-west facing corner plot, the property benefits from excellent natural light throughout the day and enjoys both a front and fenced side garden. A block paved parking area positioned directly in front of the property provides convenient parking.

The Home

Entering through the front gate, a pathway leads up the garden to a contemporary composite front door which opens into a welcoming ground floor hallway. The ground floor has been thoughtfully designed to provide a flexible living space and comprises a well-proportioned double bedroom. Also located on this level is a modern house bathroom, along with a practical utility cupboard housing a washing machine, plus an additional storage cupboard containing the gas boiler that is accessed from the hallway.

A staircase rises from the hallway to the first floor, where the true heart of the home is revealed. Here you will find a stunning open-plan kitchen, dining and living space, beautifully presented and flooded with natural light thanks to its dual-aspect windows. This bright and airy room provides a superb environment for both relaxing and entertaining. The kitchen itself is well appointed with an excellent range of wall and base units, generous worktop preparation space, and a selection of integrated appliances, including a fridge freezer, integrated oven, stainless steel splashback with extractor above, and a sink with drainer. The open layout incorporates space for dining and sitting, creating a sociable space perfect for modern living.

A further staircase leads to the second floor, which is entirely dedicated to the impressive principal bedroom suite. This tranquil retreat benefits once again from dual-aspect windows which enhance the sense of light and space. From the front windows, there are particularly pleasant views looking up Easterly Road and across the attractive green corridor of the Wykebeck Way. The bedroom is complemented by its own en-suite bathroom, partially tiled and fitted with a bath, providing a comfortable and private sanctuary.

The Outside

Externally, the gardens to the front and side offer pleasant areas to enjoy the outdoors, while the block-paved parking space positioned directly in front of the property provides practical everyday convenience.

The nearby Wykebeck Way is a fantastic green route that winds through the scenic Wykebeck Valley, linking the beautiful Roundhay Park with the historic estate at Temple Newsam via a network of quiet roads, parkland paths and cycle routes. This makes the location particularly appealing for walkers, runners and cyclists who enjoy easy access to open green spaces.

Location & Amenities

Situated in East Leeds, the property also benefits from excellent access to local amenities. Nearby Seacroft Shopping Centre offers a variety of everyday shops and services, while the vibrant suburb of Crossgates provides a wider selection of supermarkets, independent shops, cafés, bars and restaurants, along with a railway station offering convenient links into the city and beyond.

The property is also ideally positioned for commuters, with easy access to the A58 Wetherby Road and A64 York Road, both of which provide direct routes into Leeds and the wider motorway network, including the M1.

Just a short journey away lies the thriving Leeds City Centre, one of the UK's most dynamic regional cities. Here, you can enjoy an outstanding array of amenities, including world-class shopping destinations such as Trinity Leeds and Victoria Leeds, a diverse restaurant and bar scene, theatres, galleries, museums and a bustling financial and business district.

To Conclude

Offering stylish accommodation, flexible living space, attractive surroundings and excellent connectivity, this impressive townhouse will appeal to first-time buyers, professionals and downsizers alike.

A viewing is highly recommended to fully appreciate everything this superb home has to offer.

Important Information

TENURE - Freehold

Council Tax Band B.

Estate Rent Charge Payable To Meadfleet- £150.00 Per Annum.

Sold With No Onward Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any gifto) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and gifto(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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. Neither





Ground Floor

First Floor

Second Floor

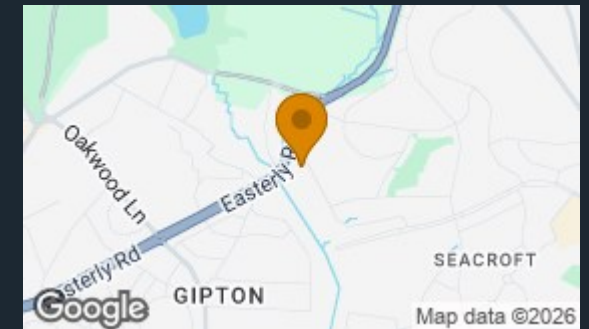
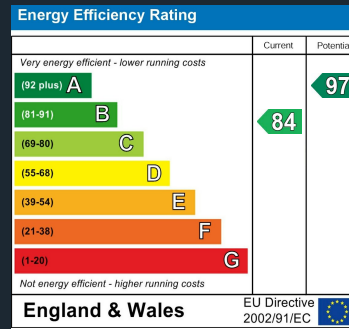
Total Area: 67.8 m² ... 729 ft²

All measurements are approximate and for display purposes only

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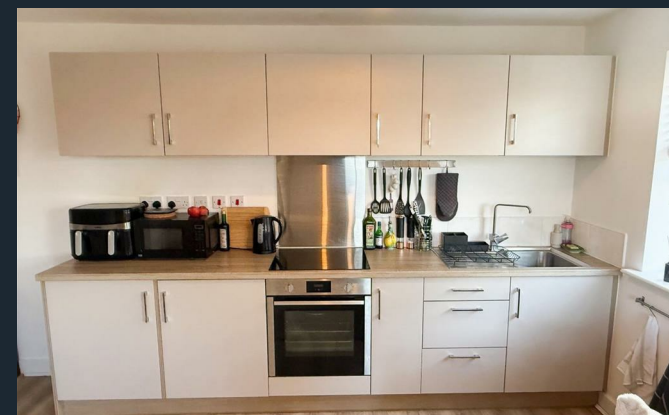
Local Authority
Leeds City Council

Council Tax Band
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