



Asket Garth, LEEDS LS14 1JA

welcome to

Asket Garth, LEEDS

A beautifully presented three-bedroom semi-detached home, offered in excellent condition throughout. Boasting spacious and well-appointed accommodation, the property benefits from a double driveway, a well-maintained enclosed rear garden, and the added advantage of solar panels!



Ground Floor Entrance Hall

The entrance hall features a fitted radiator, and a useful under-stairs storage cupboard. A staircase rises to the first floor.

Kitchen/ Diner

A modern and well-presented kitchen/dining room fitted with a range of contemporary wall and base units incorporating work surfaces, a selection of integrated appliances including a washing machine, dishwasher, and fridge/freezer and integrated oven and hob with extractor above. A front double glazed window provides plenty of natural light, while the dining area offers ample space for a family dining table. Finished with tiled flooring and a fitted radiator.

Lounge

A bright and spacious lounge, beautifully presented with modern décor throughout. French doors to the rear provide direct access to the garden and allow an abundance of natural light to fill the room, creating a welcoming atmosphere. The room offers ample space for a range of lounge furniture and is finished with two fitted radiators and attractive neutral décor.

W.C

The ground floor WC is fitted with a modern two-piece suite comprising a WC and pedestal wash basin.

First Floor Landing Bedroom One

A spacious and well-presented double bedroom featuring two front double glazed window and fitted radiator. The room offers ample space and benefits from fitted wardrobes providing excellent storage. Finished with modern décor and neutral carpeting, creating a bright and comfortable space.

Bedroom Two

A well-proportioned double bedroom featuring a rear double glazed window and fitted radiator.

Bedroom Three

A single bedroom featuring a rear double glazed window and fitted radiator. Currently utilised as a home office and dressing room, the space offers excellent versatility.

Bathroom

The house bathroom is fitted with a modern three-piece suite comprising a paneled bath with shower, WC, and wash hand basin. Finished with contemporary full-height wall tiling, the room provides a stylish and low-maintenance space.

External

Externally, the property benefits from a double driveway to the front providing ample off-street parking. To the rear is a fully enclosed garden, predominantly laid to lawn with a generous paved patio area, creating an ideal space for outdoor dining, entertaining, or relaxing. The garden also benefits from a useful storage shed and gated side access, while offering a good degree of privacy. Further enhancing the home's appeal, the property is equipped with solar panels, a CCTV and a full alarm system.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Asket Garth, LEEDS

- THREE BEDROOMS - SEMI DETACHED
- SOLAR PANELS AND CCTV
- SOUTH- EAST FACING REAR GARDEN
- DOUBLE DRIVEWAY
- FRENCH DOORS TO THE REAR

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

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK110077 - 0005

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