



**High Ash Crescent, Leeds LS17 8RJ**

**welcome to**

## **High Ash Crescent, Leeds**

Internal viewing is highly recommended to appreciate the accommodation on offer with the **THREE** bedroom semi-detached home! **DRIVEWAY & GARAGE**. Great sized rear garden. Sought after residential area close to great schools.



## **High Ash Crescent Ground Floor**

### **Lounge**

10' 1" max x 15' max ( 3.07m max x 4.57m max )

A good sized family room located to the front with, neutral decor, fitted carpets, ceiling spot lights, radiator and large picture window to the front

### **Dining / Living Room**

15' 4" max x 9' 8" max ( 4.67m max x 2.95m max )

A central dining room to the house gives access to all downstairs living accommodation a perfect entertaining space with patio doors leading out to the rear garden. Laminated wood flooring, window to the side, stairs leading to the first floor and door to the front.

### **Kitchen**

10' 4" max x 8' 8" max ( 3.15m max x 2.64m max )

The fitted kitchen offers a range of wall and base units, work surfaces over with inset stainless steel sink and tiled splashbacks. Plumbing for washing machine and dishwasher, space for oven and free standing fridge freezer. Laminate wood flooring and window and door to the rear.

## **First Floor**

### **Bedroom One**

13' 7" max x 12' 8" max ( 4.14m max x 3.86m max )

A good sized double bedroom with neutral decor and fitted carpet, window overlooking the garden

### **Bedroom Two**

12' 1" max x 10' 1" max ( 3.68m max x 3.07m max )

A second double bedroom with big picture window to the front

### **Bedroom Three**

7' 2" max x 9' 1" max ( 2.18m max x 2.77m max )

Good sized single to the rear

### **Bathroom**

Newly fitted with built in storage cabinets, large walk in shower, WC, sink with vanity under. window to the side and fully tiled

## **Outside**

To the front there is a small garden with established shrub-beds and grass area. The property benefits from a driveway to the side leading down to the single detached garage.

The rear garden is of generous size mainly laid to lawn with hedge perimeter and paved patio area.



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## High Ash Crescent, Leeds

- Driveway & Detached Garage
- Great Residential Area
- Spacious Accommodation
- Generous Rear Garden
- Outstanding Primary School

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

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MRT107531 - 0002

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