



CORNERSTONE

3 Asket Row, Leeds, LS14 1EN



1 x | 2 x | 2 x | 1 x | B EPC





3 Asket Row Guide Price £210,000

Cornerstone are delighted to offer for sale this well presented, 2018 built two bedroom three-storey corner townhouse, ideally positioned on Asket Row, Leeds, LS14 1EN.

Occupying a desirable corner plot, this attractive home enjoys both a front and side garden along with a block-paved driveway, providing off-street parking and excellent kerb appeal. A pathway leads through the front garden to a stylish composite front door, which opens into a welcoming entrance hallway.

The ground floor is thoughtfully laid out, comprising a well-proportioned bedroom, a modern house bathroom complete with a useful utility cupboard that has space for a washing machine, and an additional storage cupboard housing the gas boiler. This level is ideal for guests, home working, or flexible family living.

From the hallway, a staircase rises to the first floor, where the real heart of the home is revealed. The impressive open-plan kitchen, dining and living area is flooded with natural light thanks to dual-aspect windows, creating a bright and airy space perfect for both relaxing and entertaining.

The kitchen is well-equipped with an excellent range of wall and base units, generous worktop space, and a selection of integrated appliances, including a separate fridge and freezer, integrated oven with hob, stainless steel splashback and extractor, along with a sink and drainer. The open layout allows for comfortable dining and lounging zones, making this a superb social space.

A further staircase from the living area leads to the second (top) floor, which is dedicated to the spacious principal bedroom suite. This tranquil retreat again benefits from dual-aspect windows and is complemented by its own en suite bathroom, which is fully tiled and fitted with a bath, offering a private and relaxing haven.

Externally, the corner position enhances privacy and outdoor space, while the driveway provides practical parking — a valuable feature.

The property is superbly situated just moments from Wykebeck Way, a fantastic green route that winds through the lesser-known Wykebeck Valley, connecting the stunning Roundhay Park with Temple Newsam via a network of quiet roads, cycle tracks and parkland paths — perfect for walkers, runners and cyclists alike.

Located in East Leeds, Asket Row offers excellent access to local amenities, including Seacroft Shopping Centre, with more extensive facilities available at nearby Crossgates, which boasts a railway station, a wide range of shops, bars and eateries. The area is well served by the A58 Wetherby Road and A64 York Road, with easy access to the M1 motorway and Leeds City Centre, making this an ideal home for commuters.

An ideal purchase for first-time buyers, professionals or downsizers alike, this stylish townhouse combines flexible living accommodation, a fantastic location and excellent transport links. A viewing is highly recommended to fully appreciate everything this superb home has to offer.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

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 giftors) 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 giftors. A non-refundable fee of £36.00 (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).

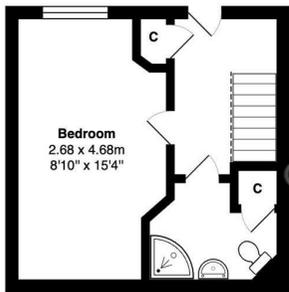
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

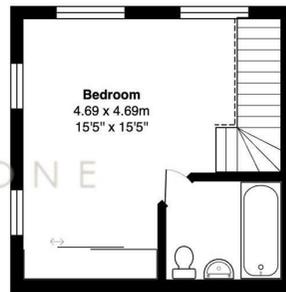




Ground Floor



First Floor



Second Floor

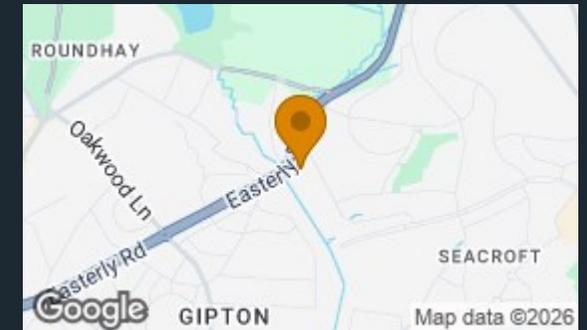
Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk