Stoneacre Properties









Ashbourne Avenue, Leeds, LS15 8GZ

Offers Over £450,000

This stunning nearly new detached family home located on Ashbourne Avenue in Leeds is offered for sale. This impressive property boasts four spacious bedrooms, two of which feature fitted wardrobes, providing ample storage for your needs. The master bedroom benefits from an ensuite shower room, ensuring privacy and convenience. As you enter, you will be greeted by a spacious entrance hall that leads to a large kitchen/diner that is truly the heart of the home. This modern space is adorned with elegant quartz worktops and features underfloor heating, making it both stylish and comfortable. The kitchen is equipped with integrated appliances and includes a kitchen island, perfect for casual dining or entertaining guests. The Amtico herringbone flooring adds a touch of sophistication. The property is beautifully presented and includes many thoughtful touches that enhance its appeal. The walled garden to the rear offers a private outdoor space, ideal for relaxation or family gatherings. Additionally, the garage is equipped with power and light. Parking is convenient with space for two cars on the driveway, and an electric car charging point is also available. Situated close to The Springs shopping and entertainment complex, this home offers easy access to a variety of amenities. Furthermore, the property is conveniently located near motorway links, making commuting a breeze. This energy-efficient family home complete with a heat pump is a rare find and is sure to impress those seeking a blend of modern living and comfort. Don’t miss the opportunity to make this exceptional property your new home.

Entrance Hall

Large entrance with herringbone Amtico flooring. Stairs leading to first floor. Built in storage cupboard.

Guest WC





Fitted with a wc and wash hand basin. Double glazed window. Herringbone Amtico flooring. Wall panelling.

Lounge



To the front is a beautiful double glazed window with a stunning window seat. This is a fabulous space for relaxing.

Kitchen/Diner









Large kitchen/diner fitted with a modern range of Shaker style wall and base units with Quartz work surfaces over. Central Island ideal for dining/entertaining. Integrated appliances including the addition of a wine fridge. Built in storage cupboard with plumbing for washing machine. Doors leading out to the garden. Underfloor heating and herringbone Amtico flooring. Ample space for a dining table

First Floor Landing

Access into the loft. Built in storage cupboard.

Master Bedroom



To the front is a double glazed window. Wall panelling. Built in wardrobes. Central heating radiator.

Ensuite Shower Room





Fitted with a walk in shower, wash hand basin and wc. In addition there is a heated towel rail, shaver point and a double glazed window.

Bedroom Two



To the rear is a double glazed window. Central heating radiator. Built in wardrobes.

Bedroom Three

To the rear is a double glazed window. Central heating radiator.

Bedroom Four



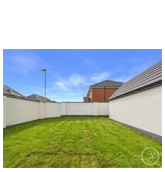
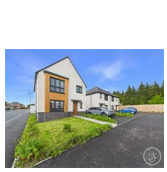
To the front is a double glazed window. Central heating radiator.

Bathroom



Fitted with a white suite comprising: bath with shower over, wash hand basin and wc. In addition there is part tiling, shaver point, heated towel rail and a double glazed window.

External



To the front is a lawned area with path leading to the front door. To the side is a driveway with parking for two cars complete with a car charge point. To the rear is a garden that is fully enclosed and benefits from the addition of a walled boundary. The rear garden is mainly laid to lawn with a paved area.

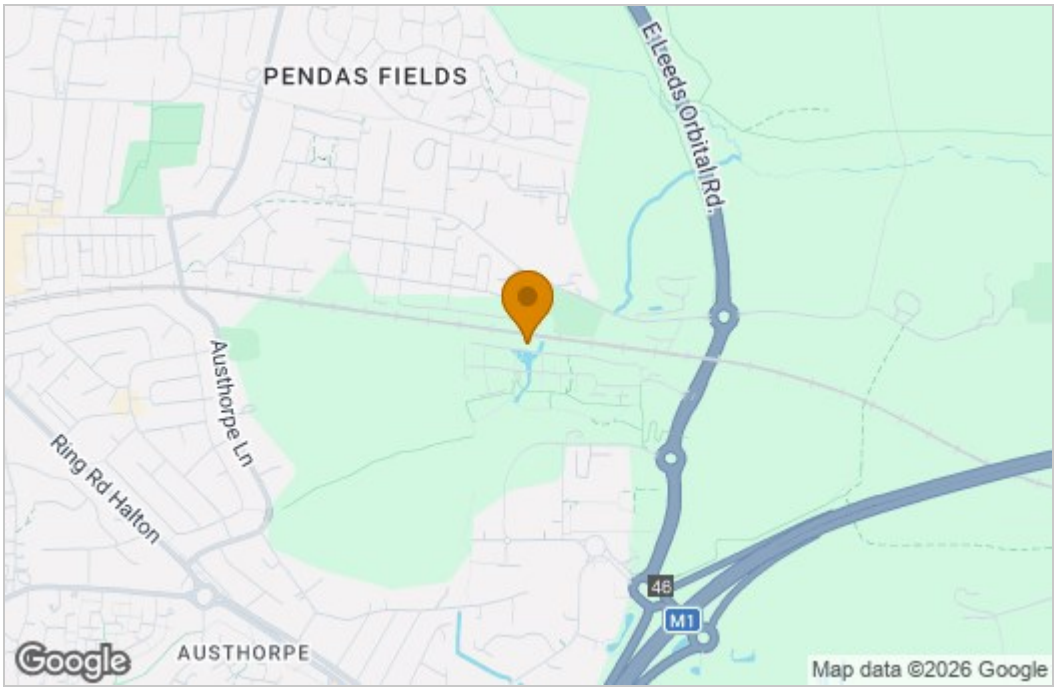
Garage

Power and light. Up and over door.

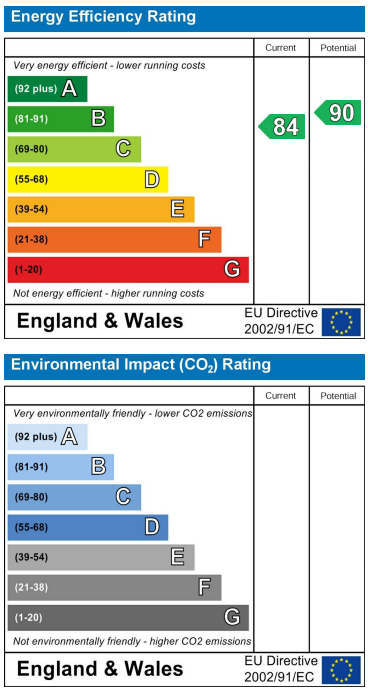
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

View properties before they come on the market by following us on Instagram - @stoneacreproperties