



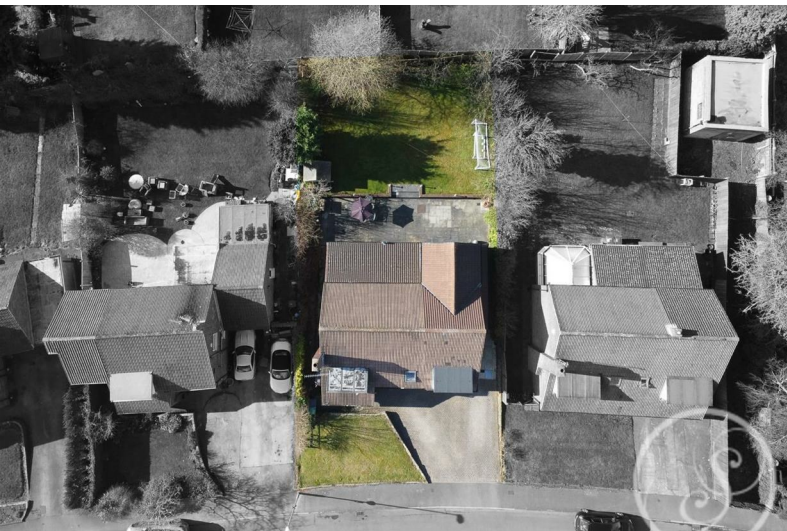
Stoneacre  
Properties



## High Ash Crescent

Leeds, LS17 8RQ

£560,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the w/c, garage, lounge and kitchen.

## w/c

Comprises toilet and sink.

## Lounge

Spacious formal lounge is laid to carpet and is open to the dining room. The room offers ample space for a seating area, and comprises a feature fireplace.

## Dining Room

Dining room can be accessed via the kitchen as well as being open to the lounge. Access is offered from the dining room through to the office and to the playroom which leads out to the rear garden.

## Office

Dedicated office space, perfect for buyers working from home.

## Playroom

This room is ideal for a children's playroom and leads out to the rear garden via French doors.

## Kitchen

Modern kitchen is made up of white gloss wall and base units and comprises integrated dishwasher, two integrated microwaves, integrated double oven, twin sinks with drainers, space for American style fridge/freezer and ample storage space, all finished with solid worktops. Separate breakfast bar for 4 with wooden worktop.

## Utility Room

Accessed off the kitchen is the utility room which houses the washer and dryer and offers additional storage space and a sink with drainer.

## Family Room

This superb and spacious family room offers a very versatile and usable space. Access is offered out to the rear garden via bifold doors, meaning this room can be opened to the garden making it perfect for hosting and socialising.

## Primary Bedroom

Spacious double bedroom laid to carpet and overlooking the rear garden with en-suite bathroom. Ample space for a king size bed and storage including wardrobes.

## En-suite

4-piece en-suite comprises bath, shower, toilet and sink.

## Bedroom 2

Double bedroom laid to carpet with storage cupboard.

## Bedroom 3

Third double bedroom with wall to wall fitted wardrobes.

## Bedroom 4

Fourth double bedroom.

## Bathroom

Tiled 4-piece house bathroom comprises, corner bath, shower, toilet, sink and towel radiator.

## Garage

Garage with electric roller door, ideal for storage. Internal access from the hallway.

## External

Externally, the property boasts a generous sized west facing rear garden with spacious patio area and raised lawn. The rear garden is surrounded by mature shrubbery. Side access is offered from the front to the rear of the property. To the front is a block paved driveway for multiple cars and lawned area.

## Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and

makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



## Road Map



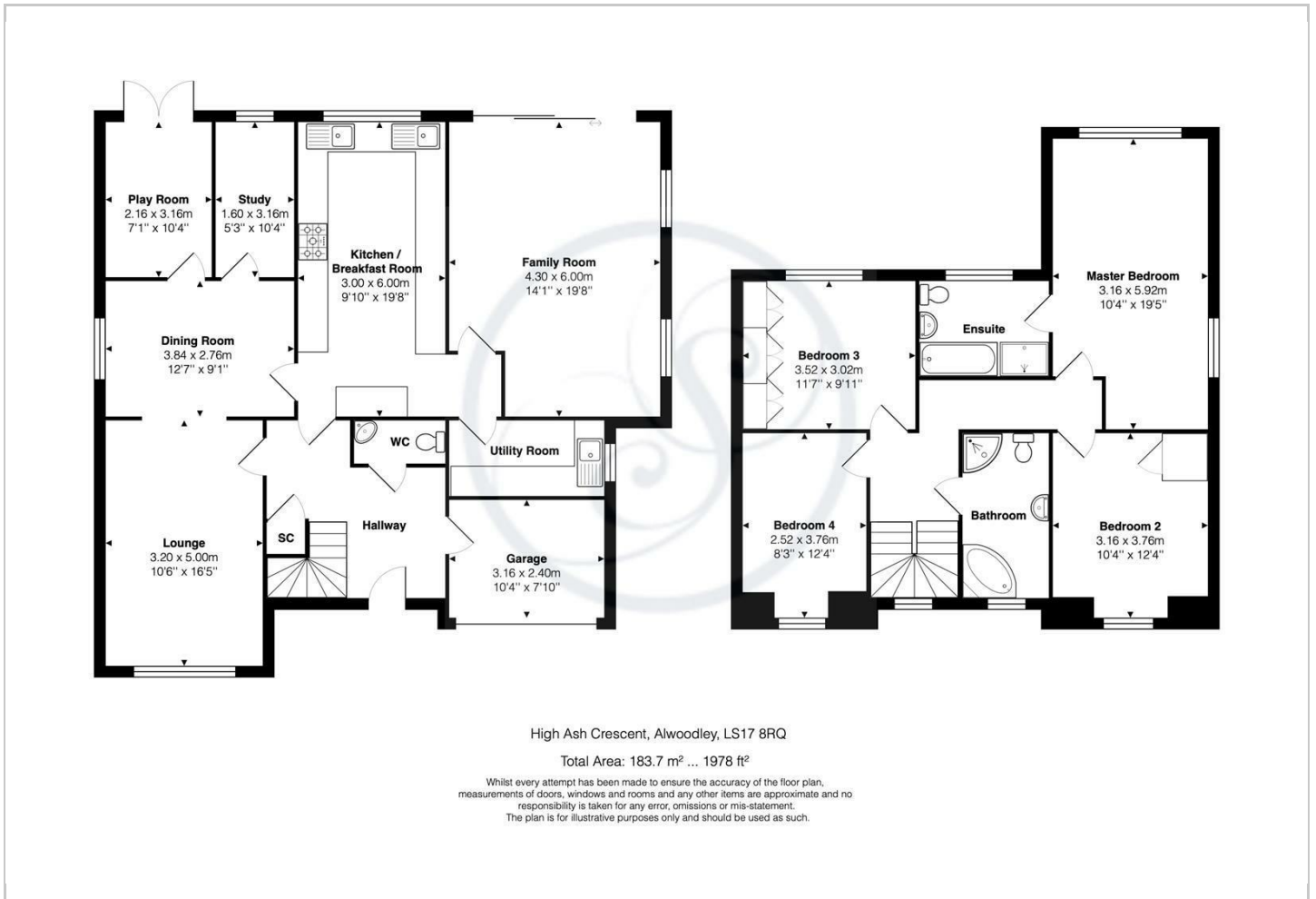
## Hybrid Map



## Terrain Map



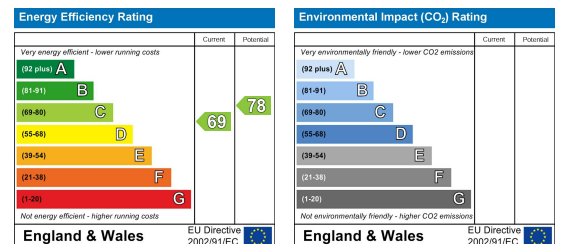
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.