



Ashfield House Grove Road, Headingley Leeds LS6 2AQ

welcome to

Ashfield House Grove Road, Headingley Leeds

Stunning Ground Floor Apartment in an Impressive Stone Residence Nestled within a magnificent stone-built property set in beautifully maintained grounds.



Entrance

Step into a spacious, welcoming entrance featuring a sleek tiled floor that adds both style and durability. This shared access point serves Apartments 2 and 3, offering a clean and modern first impression for residents and guests alike.

Hallway

Spacious Carpeted Hallway features high ceilings, two built-in storage units, and a radiator for year-round comfort.

Lounge

21' 9" max x 16' max (6.63m max x 4.88m max)

A beautifully spacious, carpeted lounge boasting high ceilings, original features, and a stunning large bay window. The room is rich in charm with detailed architrave, ceiling rose, and a classic fireplace. Natural light pours in from windows to the rear and side, offering garden views. Three radiators ensure comfort throughout this character-filled space.

Kitchen

8' 8" max x 8' 10" max (2.64m max x 2.69m max)

This stylish kitchen boasts a tiled floor, shaker units, and laminate worktops. A one-and-a-half bowl metal sink, a rear-facing window, bringing in natural light. Fully equipped with freestanding gas cooker, washing machine, and dishwasher. Tiled walls and a wall-mounted boiler complete the space.

Bedroom 1

15' 9" max x 15' 2" max (4.80m max x 4.62m max)

This generously sized, carpeted bedroom features high ceilings and a stunning large bay window overlooking the rear garden. There's ample space for freestanding furniture, with a radiator ensuring year-round comfort.

Bathroom

Features tiled flooring and walls, a wood-panelled bath with shower over, pedestal sink, and toilet. A side window brings in natural light, complemented

by a wood-panel ceiling, radiator, and extractor fan for comfort and ventilation.

Garden

Shared garden to the back, has onstreet parking and parking to the front.



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- **Guide Price £270,000 - £280,000**
- Ground Floor Apartment/ No Onward Chain
- Gas Central Heating
- Shared Communal Garden
- Onstreet Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1025.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Jan 2012.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£270,000



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Property Ref:
HEA109336 - 0007

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Please note the marker reflects the
postcode not the actual property



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