



HUNTERS[®]
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101 Asket Drive, Leeds, West Yorkshire, LS14 1HX
Energy Rating: B | Council Tax Band: D
Asking Price £325,000

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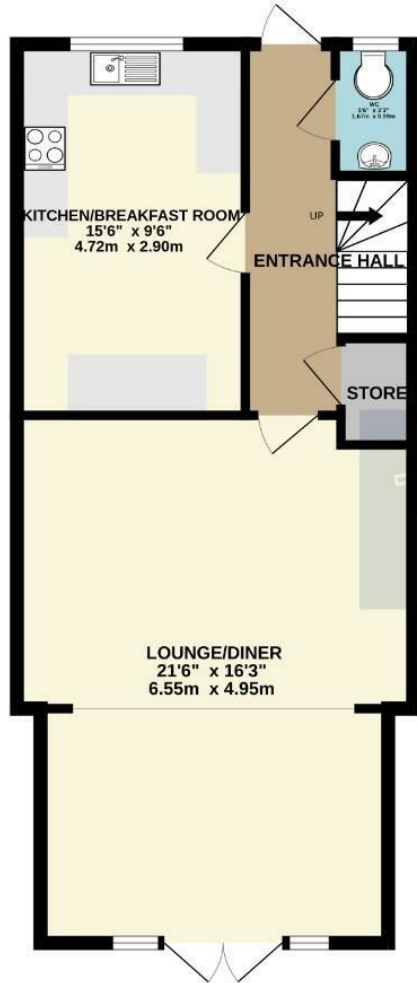
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FANTASTIC FIRST TIME BUYER OPPORTUNITY – WONDERFUL FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – FOUR BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – GARDENS FRONT AND REAR – DRIVEWAY – IMMACULATE MOVE IN READY CONDITION – NO CHAIN

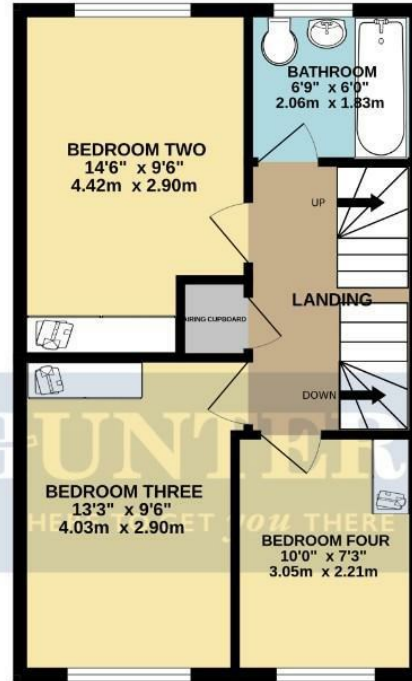
A terrific opportunity for growing families, first time buyers or anyone looking for a move in ready home, this four bedrooms, two bathroom, extended semi-detached house, ticks all the boxes. Located on the border with Oakwood, the property is part of the Strata built Ambition development, close to good and outstanding primary and secondary schools, shops, cafes, bars, pubs, restaurants, parks and transport link to name just some of the great amenities close by. There are gardens to the front and rear as well as a driveway, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, kitchen breakfast room and extended lounge dining room on the ground floor. On the first floor there are three bedrooms, house bathroom, store room and landing. On the top floor is an ensuite master bedrooms and landing. Energy Rating - B

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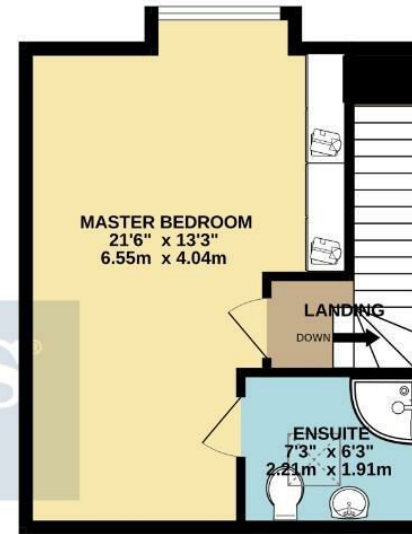
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



ASKET DRIVE, LEEDS, WEST YORKSHIRE, LS14 1HX

TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

15'6" (max) - 6'9" (max)
Radiator and stairs to the upper level.

Downstairs W/C

5'6" (max) - 3'3" (max)
Tiled floor, wash hand basin, radiator and w/c.

Store Room

4'6" (max) - 3'0" (max)
Housing the boiler.

Kitchen Breakfast Room

15'6" (max) - 9'6" (max)
Stainless steel sink with drainer, fan oven, hob with extractor over, tiled splash back, tiled floor, radiator, built in breakfast bar and a range of wall and base units.

Lounge Dining Room

21'6" (max) - 16'3" (max)
Radiators, vaulted ceilings, feature panel walls and double doors to the rear gardens.

First Floor Landing

11'0" (max) - 6'9" (max)
Stairs to the upper and lower level.

Airing Cupboard

3'3" (max) - 3'0" (max)
Housing the hot water tank.

Bedroom Two

14'6" (max) - 9'6" (max)
Radiator and built in wardrobes.

Bedroom Three

13'3" (max) - 9'6" (max)
Radiator and built in wardrobes.

Bedroom Four

10'0" (max) - 7'3" (max)
Built in wardrobes, above desk storage and radiator.

House Bathroom

6'9" (max) - 6'0" (max)
Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Second Floor Landing

11'3" (max) - 6'6" (max)
Radiator and stairs to the lower level.

Master Bedroom

21'6" (max) - 13'3" (max)
Radiators and built in wardrobes.

Ensuite

7'3" (max) - 6'3" (max)
Tiled floor and half tiled walls, shower cubicle with glass enclosure, wash hand basin, velux window, heated towel rail and w/c.

Front Gardens

Grassed lawns and walkway to the front door.


Driveway

With parking for at least two vehicles.

Rear Gardens

Grassed lawns, composite deck area and walkway to the side.

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<i>Very energy efficient - lower running costs</i>		
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(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









