



Ashby View, Leeds, LS13 3AG

welcome to

Ashby View, Leeds

This lovely home on Ashby View features three bedrooms, a sleek modern kitchen, and a character-filled lounge. The master boasts its own ensuite, and a private rear garden offers the perfect spot to unwind. Fresh, stylish, and ready to move into!



Property Information

This charming home on Ashby View offers an ideal blend of character and modern comfort, featuring three well-proportioned bedrooms, including a stylish ensuite to the master. The property boasts a beautifully presented modern kitchen, perfect for everyday living and entertaining, while the character lounge provides a warm and inviting space to relax. Outside, the property benefits from a private rear garden, offering a peaceful retreat and an excellent area for outdoor dining or family time.

Entrance Hall

The entrance hall features tiled flooring, a double-glazed window to the front, and carpeted stairs, and opens through to the kitchen.

Cloakroom

The cloakroom includes a WC and a double-glazed window to the rear.

Lounge

13' 1" x 10' 7" (3.99m x 3.23m)

The lounge features laminate flooring, an exposed brick log burner, and a large double-glazed window to the front.

Kitchen

15' x 9' 3" (4.57m x 2.82m)

The kitchen is open to the entrance hall and offers a range of wall and base units with worktops over, a sink and drainer, tiled flooring, tiled splashbacks, spotlights, a radiator, two double-glazed windows to the rear, a door leading outside, and space for a table and chairs.

Landing

The landing is carpeted and provides access to the stairs leading down to the ground floor.

Bedroom One

11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom One is a spacious double room featuring fitted wardrobes, carpeted flooring, a radiator, a large double-glazed window to the front, and access to the ensuite.

Ensuite

The ensuite comprises a shower cubicle, WC, and a heated towel rail.

Bedroom Two

9' 3" x 9' (2.82m x 2.74m)

Bedroom Two is a well-proportioned double room featuring fitted wardrobes, carpeted flooring, a radiator, and a double-glazed window to the rear.

Bedroom Three

7' 9" x 6' 5" (2.36m x 1.96m)

Bedroom Three is a single room—ideal as a bedroom or home office—featuring carpeted flooring, a radiator, and a double-glazed window to the front.

Bathroom

The bathroom is fully tiled and features a freestanding bath, a separate shower cubicle, a WC, a wash basin, a heated towel rail, and a frosted double-glazed window to the rear.

Loft Space

The loft space offers a fully boarded loft room complete with a Velux window and electrics.

Front Garden

The front garden is pebbled and gated, with fenced borders providing privacy.

Rear Garden

The rear garden offers a decked seating area and a lawned section, with fenced borders and gated access from the front.

Parking

Parking is available on street.



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Ashby View, Leeds

- 3 BEDROOMS
- REAR GARDEN
- MODERN KITCHEN
- ENSUITE
- CHARACTER LOUNGE

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

offers in the region of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116635 - 0003

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk