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12 Ashwood, Leeds, West Yorkshire, LS14 2HA

Energy Rating: E | Council Tax Band: E

Offers Over £350,000

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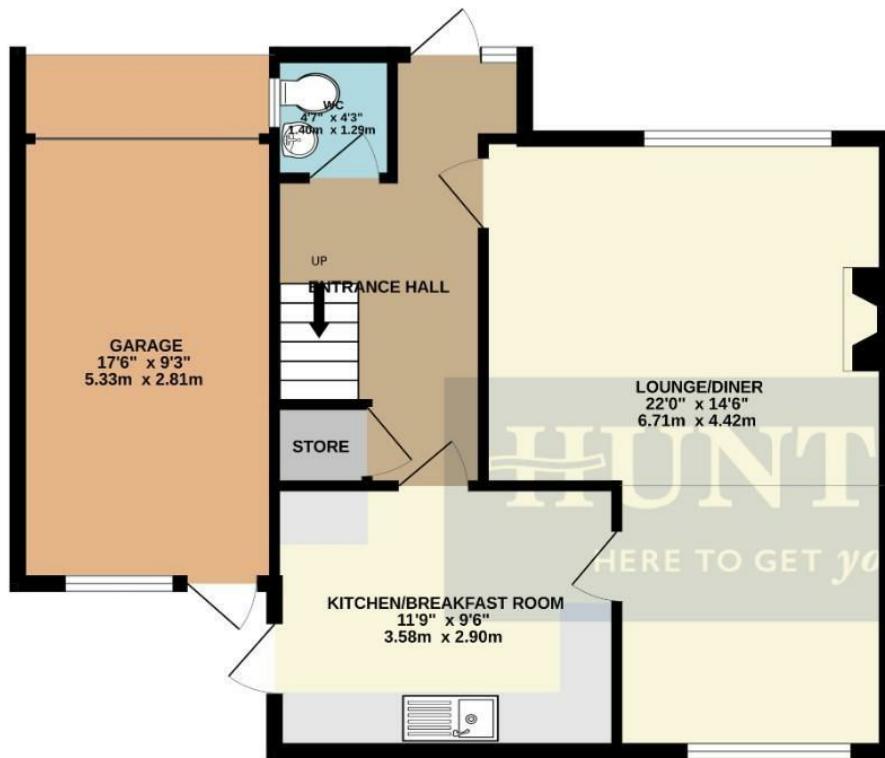
DETACHED HOUSE – SUPERB FAMILY HOME – FOUR BEDROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – ATTACHED GARAGE – ENORMOUS POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING – CUL-DE-SAC LOCATION IN SKELTON WOODS – NO CHAIN

A brilliant opportunity for growing families or anyone looking for well appointed space, is the four bedrooms, detached house with enormous potential to extend further, subject to the appropriate planning permissions. Located on a quiet cul-de-sac in Skelton Woods, the property is close to good and outstanding primary and secondary schools, green spaces, parks, restaurants, shops and transport links, among other great amenities close by. There are gardens to the front and rear, a driveway and attached garage, externally. Internally, it briefly comprises; entrance hall, cloak room, downstairs w/c, lounge dining room and kitchen breakfast room on the ground floor. On the first floor there are four bedrooms, landing, airing cupboard and bathroom. Energy Rating - E

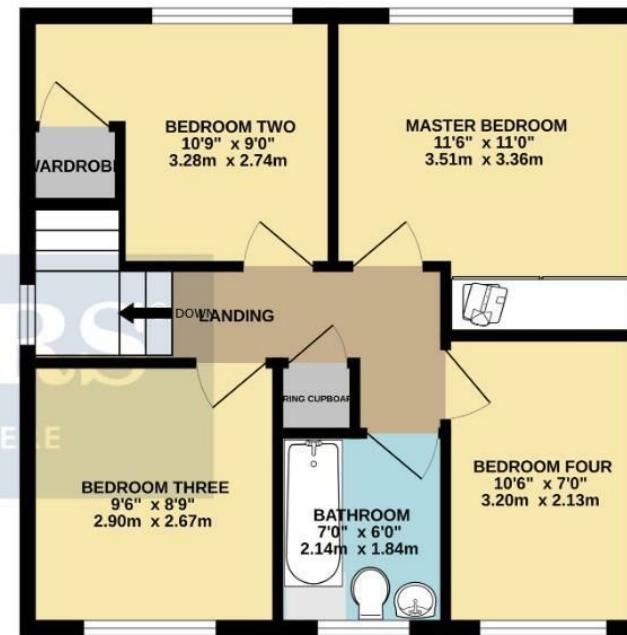
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GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



ASHWOOD, LEEDS, WEST YORKSHIRE, LS14 2HA

TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

Entrance Hall

16'3" (max) - 7'6" (max)

Radiator and stairs to the upper level.

Cloakroom

4'0" (max) - 3'0" (max)

Downstairs W/C

4'6" (max) - 4'3" (max)

Wash hand basin, radiator and w.c.

Lounge Dining Room

22'0" (max) - 14'6" (max)

Gas fire with surround, radiator and duel aspect windows.

Kitchen Breakfast Room

11'9" (max) - 9'6" (max)

Tiled floor, tiled splash back, stainless steel sink with drainer, breakfast bar, boiler, door to the rear garden and a range of wall and base units.

Landing

15'0" (max) - 9'0" (max)

Stairs to the lower level and loft access.

Airing Cupboard

3'0" (max) - 3'0" (max)

Housing the hot water tank.

Master Bedroom

11'6" (max) - 11'0" (max)

Radiator and built in wardrobes.

Bedroom Two

10'9" (max) - 9'0" (max)

Radiator and built in wardrobes.

Bedroom Three

9'6" (max) - 8'9" (max)

Radiator.

Bedroom Four

10'6" (max) - 7'0" (max)

Radiator.

Bathroom

7'0" (max) - 6'0" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, radiator and w.c.

Front Gardens

Graveled areas that can be used as additional parking and hedges forming a border.

Driveway

With Parking for at least one vehicle.

Garage

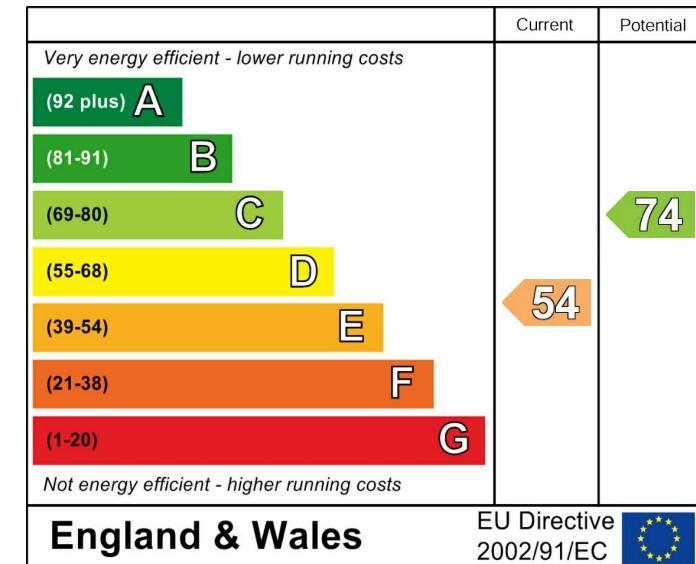
17'6" (max) - 9'3" (max)

Up and over door, power, lights and water.

Pedestrian access to the back garden.

Rear Garden

Grassed lawns, patio area, hedges, plants, bushes, shrubs, flower beds, trees and bushes.

Energy Efficiency Rating

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.

