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estate agents
FOR SALE
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www.maxwellhodgson.co.uk

3 Ash Hill Garth, , Shadwell LS17 8JS
£375,000 | Freehold

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Situated near the head of a quiet cul de sac in this desirable village, 3 Ash Hill Garth is a well presented extended detached family home, light and airy with 3 good sized bedrooms. Benefiting from PVCu double glazing and gas central heating, the accommodation offers a spacious through lounge with wood floor, refitted extended dining kitchen with French doors opening to the rear garden, downstairs WC. 3 bedrooms, master with Hammonds built in furniture and bathroom with shower. Brick garage, block paved drive and gardens. Offered with no onward chain viewing is highly recommended. EPC Band D.

Entrance Hall

Front entrance door part glazed with stained and leaded lights. Double cloaks cupboard with sliding doors. Stairs off to first floor.

Lounge/Dining Room

PVCu bow window to front. Coved ceiling. Inset down lights. Oak floor, marble fire surround and hearth, living flame effect gas fire, 2 radiators, PVCu patio doors opening to rear garden.

Kitchen Breakfast Room

Fitted base and wall units, roll edge work tops inset stainless steel one and a quarter bowl sink and drainer. Bosch split level oven and 5 ring gas hob with stainless steel extractor hood over. Panasonic microwave and integrated fridge freezer. Two radiators, oak floor, inset down lights. PVCu window overlooking the rear garden, double French doors opening to rear garden.

Cloakroom/ WC

Low flush WC, corner pedestal wash hand basin, tiled splash backs. Oak floor, obscure PVCu window to side.

First Floor Landing

Large shelved storage cupboard. Access to loft space.

Bedroom One

Fitted with an excellent range of quality built in furniture by Hammonds. PVCu window to front. Radiator, inset down lights.

Bedroom Two

Radiator. Inset down lights. PVCu window to front.

Bedroom Three

Radiator. PVCu window to side.

Bathroom

Fitted with white shaped panelled bath with shower over, low flush WC, vanity wash hand basin with drawers beneath. Part tiled walls, ladder style heated towel rail, tiled floor.

Outside

Garage

Up and over door to front. Side personal door, power and light. Worcester gas central heating boiler. Hot and cold water taps.

Rear Garden

Gated side paths to either side of the property lead to the rear garden. Good sized paved patio, lawns with retaining wall and raised shrub bed. Small aluminium greenhouse. Timber fencing to boundaries.

Front Garden

Block paved drive allowing access to the garage and providing car standing space. lawns with shrub border.

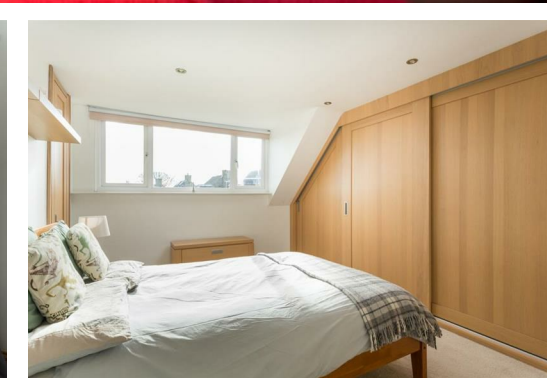


Services

We understand that all services are connected.

Council Tax

We understand the property is in council tax band E.





Follow the signs for A58 from Wetherby through Collingham and Bardsey then Scarcroft eventually turning right signposted Shadwell onto Carr Lane. Turn right onto Bay Horse Lane left into Crofton Rise, right into Strickland Avenue which becomes Ash Hill Drive. Fork left and then bear right into Ash Hill Garth. The property is on the left

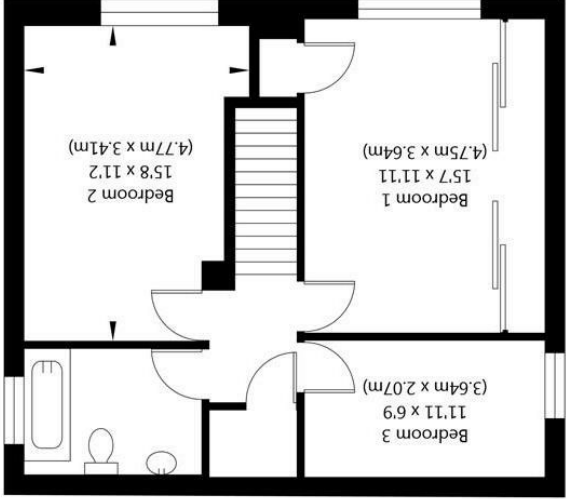
Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1237 SQ FT / 114.95 SQ M
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 All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 580 SQ FT / 53.9 SQ M



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 657 SQ FT / 61.05 SQ M

