



Ashlea Green, Leeds LS13 2EQ

welcome to

Ashlea Green, Leeds

A GOOD SIZED end terraced residence, which is ideally located for excellent access to links and amenities. Boasting DOWNSTAIRS W.C plus LARGE LOUNGE and MODERN DINING KITCHEN, as well as LOVELY ENCLOSED GARDEN, this is a must see.



Property Information

Situated in the popular Ashlea Green area of LS13, this three-bedroom end terrace property offers well-proportioned accommodation and excellent potential, making it an ideal purchase for first-time buyers, families, or investors looking to modernise and add value.

The accommodation briefly comprises a good-sized lounge and a spacious dining kitchen, fitted with a range of units, tiled flooring, and useful fitted shelving. A downstairs WC adds further practicality. To the first floor, the landing benefits from built-in storage and leads to three bedrooms; the principal bedroom features a built-in wardrobe, the second bedroom is a generous double, and the third a single room ideal as a nursery or home office. The house bathroom is fitted with a three-piece suite, with additional storage located adjacent.

Externally, the property enjoys gardens to both the front and rear, with the rear garden being of a good size, offering plenty of outdoor space. There is also on-street parking available. The property further benefits from loft space with ladder access and head height, providing additional storage or future potential.

Location

Ashlea Green is a well-regarded residential area within LS13, popular for its family-friendly environment and convenient access to a range of local amenities. Nearby are shops, supermarkets, schools, and parks, along with excellent transport links into Leeds city centre and surrounding areas, making it ideal for commuters.

Entrance Hall

Welcoming entrance space providing access to the principal ground floor rooms.

Downstairs Wc

Convenient ground floor WC fitted with a low-level suite.

Hallway Lounge

A good-sized lounge, ideal for relaxing and entertaining, with space for a variety of furniture layouts.

Dining Kitchen

A spacious and practical dining kitchen fitted with a range of units, tiled flooring, integrated washing machine and fridge freezer, and useful fitted shelving, with ample room for a dining table.

Landing

With built-in storage, providing access to all first floor rooms.

Bedroom One

A well-proportioned double bedroom featuring a built-in wardrobe.

Bedroom Two

A further double bedroom, offering good space for furnishings.

Bedroom Three

A single bedroom, ideal as a nursery, home office, or guest room.

Bathroom

Fitted with a three-piece suite, comprising bath, wash basin, and WC.

Loft Space

Accessible via a ladder.

External

Front garden area adding kerb appeal and outdoor space.

A good-sized rear garden, ideal for family use or outdoor entertaining.

Parking -

On-street parking available nearby.



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welcome to

Ashlea Green, Leeds

- Gardens to front & rear
- Good sized lounge & dining kitchen
- Downstairs wc
- Loft space with ladder access
- Great potential to modernise

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116875 - 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