



Asket Row, LEEDS LS14 1EN

welcome to

Asket Row, LEEDS

A well-presented two-bedroom semi-detached property offered in ready-to-move-into condition. This attractive home boasts a well-designed layout, providing spacious and comfortable living accommodation throughout. Externally, the property benefits from a good-sized garden and off-street parking.



Asket Row
Ground Floor
Entrance Hall
Bedroom Two

A spacious double bedroom featuring three double-glazed windows, a fitted radiator, and a clean, neutral décor, creating a bright and welcoming space.

Shower Room

The shower room comprises a shower cubicle, WC, and wash basin. A large built-in storage cupboard provides ample additional storage space. The room is finished with fully tiled flooring, offering a practical and stylish finish.

First Floor
Kitchen/ Living Room

The open-plan kitchen/lounge is generously proportioned, featuring three double-glazed windows and a fitted radiator, creating a bright and airy living space. The room offers ample space for both relaxing and dining, with an open and welcoming feel throughout. The kitchen is fitted with a range of wall and base units, along with integrated appliances. A large storage cupboard within the room provides valuable additional storage space.

Second Floor
Bedroom One

A well-proportioned double bedroom featuring four double-glazed windows and a fitted radiator. The room benefits from an abundance of natural light, creating a bright and inviting atmosphere. This bedroom also enjoys the added advantage of a private en-suite shower room, providing both convenience and comfort.

En Suite

The en-suite bathroom comprises a bath, wash basin, and WC, providing a practical and convenient addition to the bedroom.

Outside

The property benefits from a well sized outdoor area, with space for parking. The garden features a

partially pebbled seating area, ideal for outdoor relaxation, with the remainder laid to lawn for easy maintenance. An electric charging point is conveniently located at the front of the property, adding further practicality and appeal.



view this property online williamhbrown.co.uk/Property/OAK109752



welcome to

Asket Row, LEEDS

- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/ LOUNGE
- SHOWER AND ADDITIONAL EN SUITE
- SPACE FOR PARKING - ELECTRIC CHARGING PORT

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAK109752](https://www.williamhbrown.co.uk/Property/OAK109752)



Property Ref:
OAK109752 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)