



Ashwood, Leeds LS14 2HA

welcome to

Ashwood, Leeds

SEARCHING for a GOOD SIZE family home? Then this FOUR BEDROOM detached could be THE ONE FOR YOU! For sale with NO CHAIN, this FANTASTIC property includes a GROUND FLOOR W.C, ample off street parking, a GARAGE plus a generous REAR GARDEN. Don't miss this, call us to VIEW!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, and an under stair storage cupboard and a gas central heating radiator.

W.C

Fitted with a low level flush w.c, a wash hand basin, radiator, and a double glazed window to the side aspect.

Lounge / Diner

Featuring double glazed windows to the rear and to the front aspects, a bespoke feature fire place with mantel and hearth, plus two gas central heating radiators.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, space for a free standing cooker, a washing machine, dishwasher, and fridge freezer. Tiling to the splash areas, gas central heating boiler, gas central heating radiator, a double glazed window to the rear, and a door to the side aspect.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the partly boarded loft space, plus a built in storage cupboard with shelving and housing the water tank.

Bedroom One

Having a double glazed window to the front aspect, fitted wardrobe, and a gas central heating radiator.

Bedroom Two

With a double glazed window to the front, built in storage cupboard, and a gas central heating radiator.

Bedroom Three

With a double glazed window to the rear, and a gas central heating radiator.

Bedroom Four

Having a double glazed window to the rear, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with taps and a shower over, a wash hand basin, and a w.c. Also includes tiling to the walls and floor, a gas central heating radiator, and a window to the rear.

Exterior

Externally the property has a driveway to the front providing ample off street parking, with access to the garage, while to the rear is a a generous garden space with a patio seating area, a lawn, and some mature plant and shrubbery.

Offering ample opportunity to extend on the existing footprint (subject to planning and relevant permissions granted)



view this property online williamhbrown.co.uk/Property/CGT110377



welcome to

Ashwood, Leeds

- Detached Family Home
- For Sale With No Chain
- Four Generous Bedrooms
- Ground Floor W.C
- Front & Rear Gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110377



Property Ref:
CGT110377 - 0005

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 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk