



Ayresome Terrace, LEEDS LS8 1BH

welcome to

Ayresome Terrace, LEEDS

An impressive three-bedroom detached property boasting generous gardens and a private driveway. Perfect for family living and situated in a fantastic location, don't miss the opportunity to make this home your own.



Ground Floor Entrance Hall

An inviting entrance hall featuring a front double-glazed window, useful under-stairs storage cupboard and staircase leading to the first floor.

Lounge

A well-proportioned lounge with front and rear double-glazed windows, fitted radiator and a charming feature fireplace, complemented by decorative ceiling coving.

Kitchen

Featuring a rear double-glazed window, rear external door and a good range of wall and base units with ample worktop space. The kitchen incorporates an oven with gas hob and extractor fan above, and flows seamlessly into the dining area, which is currently used as a sitting room, highlighting the versatility of the space.

Dining Room

A beautifully presented room with a front double-glazed bay window allowing plenty of natural light to fill the space, complemented by a fitted radiator, decorative coving and wood flooring.

W.C

A convenient ground-floor WC featuring a toilet and wash basin.

First Floor Bedroom One

A spacious double bedroom benefiting from double-glazed windows to both the front and rear, allowing plenty of natural light. The room also features a fitted radiator, ceiling coving and the added benefit of a private en-suite.

En Suite

A private en-suite featuring a rear double-glazed window and a three-piece suite comprising a shower cubicle, wash basin and WC. The room is finished

with fully tiled walls and flooring.

Bedroom Two

A double bedroom featuring a front double glazed window and fitted radiator.

Bedroom Three

A double bedroom featuring a rear double glazed window and fitted radiator.

Bathroom

The bathroom features a rear double-glazed window, corner bath with overhead shower, wash basin and WC, complemented by fully tiled walls and flooring.

External

Externally, the property benefits from generous gardens to both the front and rear, offering excellent outdoor space. The front garden is mainly laid to lawn with mature hedging providing a pleasant sense of screening, alongside a paved driveway providing off-road parking. To the rear is a spacious enclosed garden, predominantly laid to lawn with established borders and greenery, complemented by a paved patio area.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ayresome Terrace, LEEDS

- DETACHED
- THREE DOUBLE BEDROOM
- MASTER ROOM EN SUITE
- FRONT AND REAR GARDEN - INCLUDING DRIVEWAY
- HIGHLY SOUGHT LOCATION

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers over

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK108988 - 0006

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.

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