



Ash Tree Garth, Leeds LS9 6PN

welcome to

Ash Tree Garth, Leeds

Don't miss this beautifully presented three-bedroom semi-detached home, finished to a high standard throughout. Offering stylish décor, well-proportioned accommodation, front and rear gardens, and a driveway. This fantastic property is sure to appeal to a wide range of buyers.



Ground Floor

Entrance Hall

A bright and welcoming entrance hall featuring a side-facing double-glazed window and a fitted radiator. Further enhancing the space is a generous built-in storage cupboard with fitted electrics, providing practical and versatile storage solutions.

Kitchen / Diner

This bright and spacious kitchen/dining room features a large front double-glazed window. The room benefits from a fitted radiator and recessed spotlights to the ceiling. There is ample space for a dining area to the front of the room. The kitchen is modern style and is fitted with a range of integrated appliances, including a fridge freezer, a dishwasher and built-in oven, gas hob, and extractor fan, offering both style and practicality.

Lounge

The lounge is a cosy, bright, and inviting living space, featuring large double-glazed windows and French patio doors that open onto the rear garden. These features allow an abundance of natural light to flood the room, creating a warm and airy atmosphere. The room also benefits from a fitted radiator and is tastefully decorated in a modern, neutral colour scheme.

W.C

Features a front double-glazed window and fitted radiator, with a WC and vanity sink incorporating useful under-sink storage.

First Floor

Bedroom One

A well-presented double bedroom featuring a large floor-to-ceiling front double-glazed window and fitted radiator. The spacious master bedroom benefits from fitted wardrobes, providing excellent storage space, and further enjoys the added convenience of its own en suite shower room.

En Suite

Features a front double-glazed window, shower

cubicle, WC, and vanity wash basin. The room is finished with tiled flooring and spotlights to the ceiling.

Bedroom Three

A spacious double bedroom featuring a large rear floor-to-ceiling double-glazed window, creating a bright and airy feel. The room also benefits from a fitted radiator and built-in wardrobes, offering ample storage space.

Bathroom

The bathroom features a rear double-glazed window and fitted radiator. Stylishly finished with fully tiled walls and flooring, the suite comprises a bath with overhead shower, WC, and vanity wash basin. Spotlights to the ceiling complete the modern finish.

Second Floor

Bedroom Two

Bedroom Two is a good sized room featuring two large roof windows that allow plenty of natural light to flood the space. The room also benefits from a fitted radiator and is currently used as a home office, demonstrating its versatility and potential for a range of uses.

External

The property benefits from both front and rear gardens, both of which are beautifully maintained. To the front, there is a neat lawned area alongside a block-paved driveway. A secure side gate offers access to the rear garden.

The rear garden is a good size and provides a wonderful outdoor space for relaxation and entertaining. It features paved seating areas, a well-kept lawn, and a good degree of privacy. The garden is further enhanced by a large garden room, offering additional versatile space.

Agents 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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welcome to

Ash Tree Garth, Leeds

- SEMI DETACHED
- THREE BEDROOM
- FRONT AND REAR GARDENS- VERY WELL PRESENTED
- BEAUTIFUL MODERN DECOR THROUGHOUT
- TWO BATHROOMS AND AN ADDITIONAL W.C

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109871 - 0003

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