



Ash Road, Leeds LS6 3HD

welcome to

Ash Road, Leeds

Spacious four double bedroom mid terrace home arranged over four floors, featuring a generous kitchen/diner and useful basement space. Ideally located close to local amenities with excellent transport links to Leeds City Centre and surrounding areas, making it perfect for families or professionals.



Ground Floor

Hallway

With stairs leading to the first floor.

Living Room

A bright and airy room with feature fireplace and bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

Fitted with a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances, table and chairs.

Lower Ground Floor

Basement

A useable space with laminate flooring, spotlights, storage space and an access door.

First Floor

Bedroom One

A spacious double bedroom with room for free standing furniture.

Bedroom Four

A double bedroom with space for free standing furniture.

Bathroom

With attractive tiling and flooring, comprising a bath with shower over, wc and hand basin.

Second Floor

Bedroom Two

A double bedroom with limited head height and space for free standing furniture.

Bedroom Three

A double bedroom with limited head height and space for free standing furniture.

Externally

There is a low maintenance paved garden to the front.

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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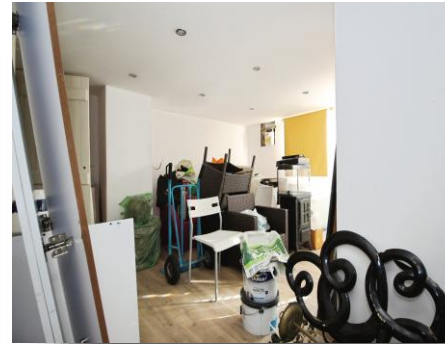
- MID TERRACE HOUSE
- FOUR DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER
- USEABLE BASEMENT
- ARRANGED OVER FOUR FLOORS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110132 - 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.



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