

castlehill

Estate Agents

14 Ash Gardens Leeds
LS6 3LD

£255,000 Region



- BEAUTIFULLY PRESENTED
- THREE BEDROOM SEMI DETACHED
- EXCELLENT HEADINGLEY POSITION!
- POPULAR OPEN PLAN LIVING/DINING
- GARDENS, DRIVE AND GARAGE
- NOT TO BE MISSED & MUST SEE INTERNALLY!



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales
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Specialist in
North Leeds

A FANTASTIC THREE BEDROOM SEMI DETACHED HOME, IN A SUPER CONVENIENT LOCATION IN CENTRAL HEADINGLEY!

VIEWINGS ARE AN ABSOLUTE MUST of this exceptionally **WELL PRESENTED AND READY TO MOVE INTO HOME**, which enjoys an extremely central Headingley position, just yards from the bar's, restaurants and shops with many more local amenities on the door step. An ideal purchase for any first time buyers or families looking to upsize! Equally a popular letting location as an investment!

The accommodation in brief comprises; a downstairs 'open plan' living kitchen, dining and lounge area, three well presented bedrooms, two with built in wardrobes and a good sized house bathroom with corner bath and wc. There is also a separate downstairs wc and wash basin and all the internal doors have been replaced with stylish contemporary oak doors! **Externally, there are well kept gated gardens to the front and rear, driveway and a detached garage!**

WE ARE CONFIDENT YOU WILL NOT BE DISAPPOINTED WITH THE EXCELLENT FIRST IMPRESSIONS AND GOOD QUALITY INTERIOR.

Additional features include, gas central heating and UPVC double glazing.

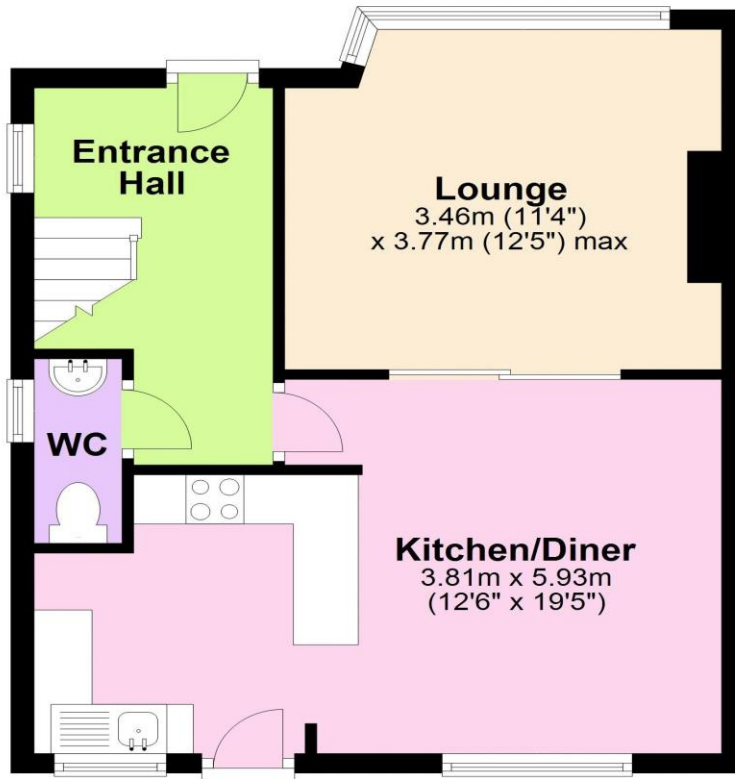






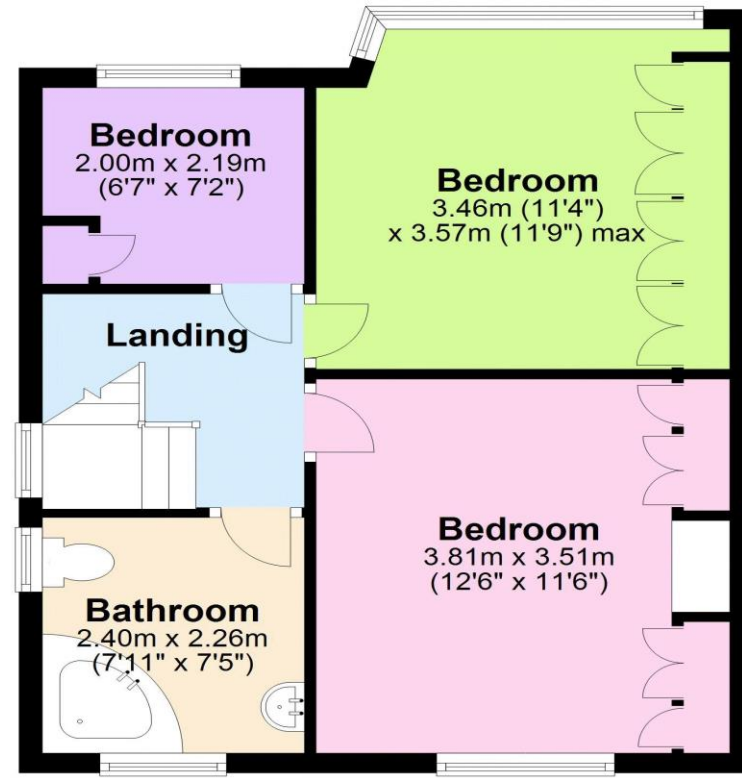
Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.3 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Location

Travelling from Headingley on the Otley Road, turn left onto North lane, right onto Ash Road, Ash Gardens is the next turning on the left.

Council Tax Band

C

Tenure

Freehold

Possession

Vacant possession on completion.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	81
EU Directive 2002/91/EC		
England, Scotland & Wales		



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