

KATH WELLS

ESTATE AGENTS & VALUERS



34 Ashley Green, Leeds, LS12 4EW

Reduced To £350,000

A very well presented and maintained MODERN TOWN HOUSE situated in a popular and sought after residential area of Upper Wortley; benefitting from SPACIOUS LIVING ACCOMMODATION throughout, a MODERN FITTED KITCHEN & BATHROOM, a further EN-SUITE SHOWER ROOM and GUEST CLOAKROOM, a good sized private and enclosed rear garden, ample PARKING, and a SINGLE INTEGRAL GARAGE.

Briefly throughout the property comprises of, to the ground floor, a HALLWAY, a GUEST CLOAKROOM / WC, and a MODERN FULLY FITTED KITCHEN with a range of INTEGRAL KITCHEN APPLIANCES (electric oven / grill, electric hob, extractor hood, fridge, freezer, dishwasher, microwave), ample space for a table and chairs and access to the garden. To the first floor there is a GOOD SIZED LIVING ROOM, and a DOUBLE BEDROOM with an EN-SUITE SHOWER ROOM. To the second floor there are THREE FURTHER BEDROOMS, and a modern FAMILY BATHROOM / WC with a white suite.

Externally there are private and enclosed GARDENS to the rear with a paved seating area, a lawn, and planted beds containing a variety of ornamental shrubs; the front garden is open plan. A DRIVEWAY provides useful OFF STREET PARKING and gives access to a SINGLE INTEGRAL GARAGE.

This property is conveniently located for access to well regarded schools, and Leeds City Centre. Local amenities can be found within walking distance; gyms, restaurants and bars etc. are a short drive / walk away.

Ground Floor:

Entrance Hallway:



Access via a front entrance door, stairs to the first floor, storage cupboard, central heating radiator, access to the garage

Downstairs WC:



A two piece suite in white comprising of a WC and wash basin, central heating radiator

Fitted Dining Kitchen:



A range of wall, drawer and base units, integrated dishwasher and microwave, built in oven, central heating radiator, double glazed french doors leading to the rear garden

First Floor:

Landing:



Living Room:



Double glazed window to the rear elevation, Double glazed french doors leading to a Juliette balcony to the rear elevation, central heating radiator

Bedroom One:



Double glazed window to the front elevation , central heating radiator

En Suite Shower Room / WC:



A three piece suite in white comprising of a shower cubicle, a wash basin and a WC, double glazed window to the front elevation

Second Floor:

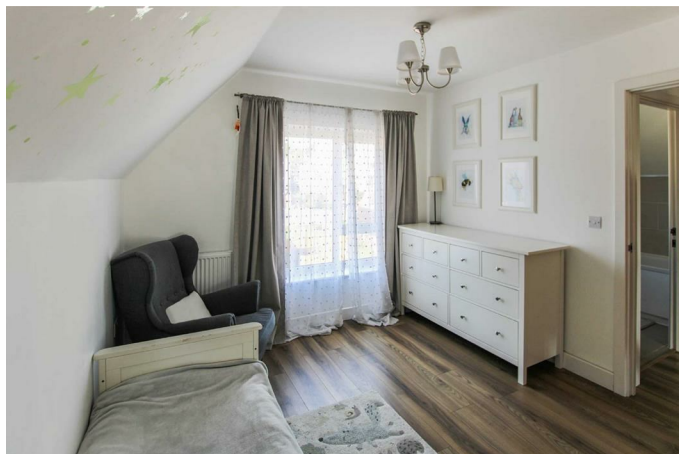
Landing:

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator

Bedroom Three:



Double glazed window to the front elevation, central heating radiator

Bedroom Four:



Double glazed window to the rear elevation, central heating radiator

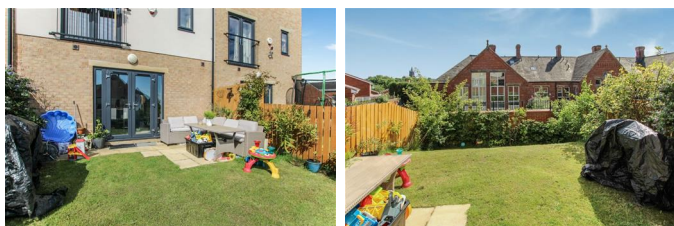
House Bathroom / WC:



A three piece suite in white comprising of a panelled bath, a wash basin and a WC, double glazed window to the rear elevation

To the Outside:

Gardens:



There is a low maintenance garden area to the front. The rear is enclosed with a lawn, flowerbeds and a paved patio

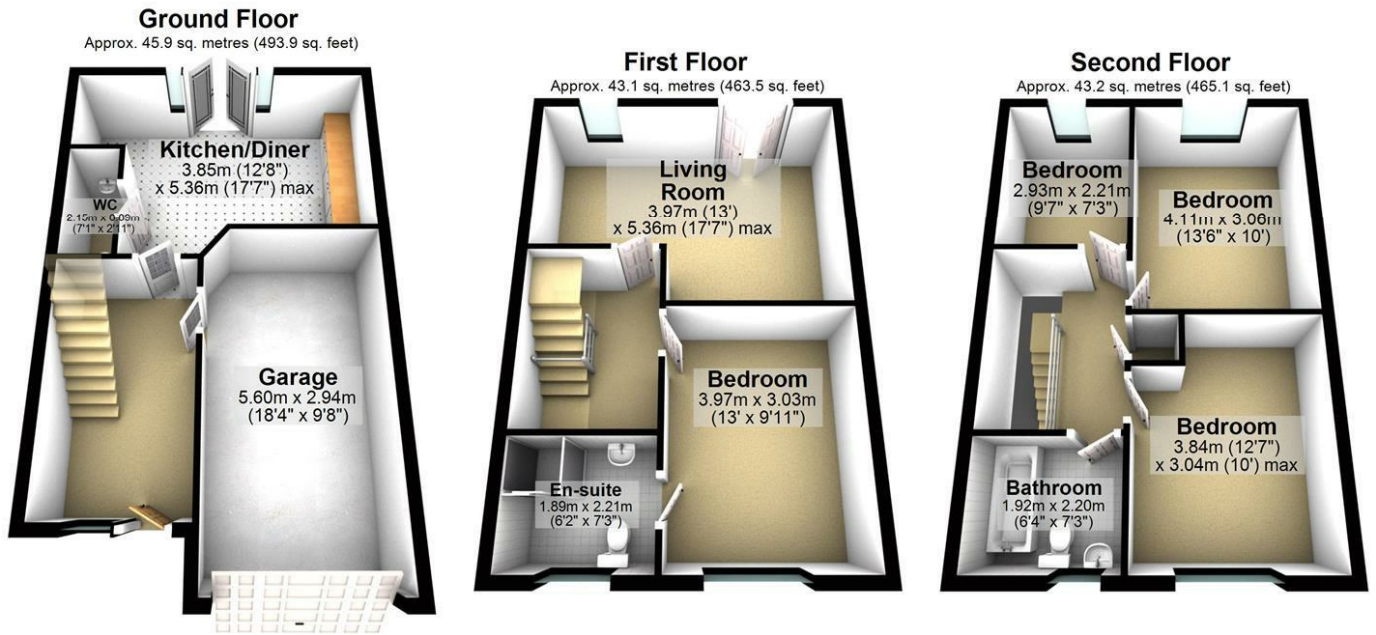
Parking / Garage:

There is a driveway to the front providing useful off street parking for one car leading to an attached garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9398-8929-7339-4176-1924>

Floor Plan

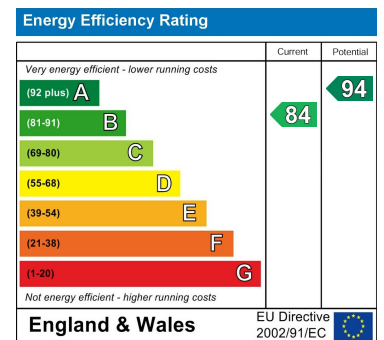


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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