



## 18 Ashville Grove, Leeds, LS6 1LY Offers In The Region Of £274,995

Available now is this substantial three bedroom, stone fronted Victorian terrace located on a popular residential street between Hyde Park and Headingley. This property offers a fantastic amount of space for the price, making it an ideal choice for first time buyers looking to get onto the property ladder, or an investor looking for a reliable rental property.

This is a traditional through terrace that has been well maintained while keeping its original layout and sturdy character.

Ground floor: A good sized lounge with a large window and high ceilings, leading through to a separate, functional kitchen diner with plenty of cupboard space and room for a dining table.

# Locate

The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



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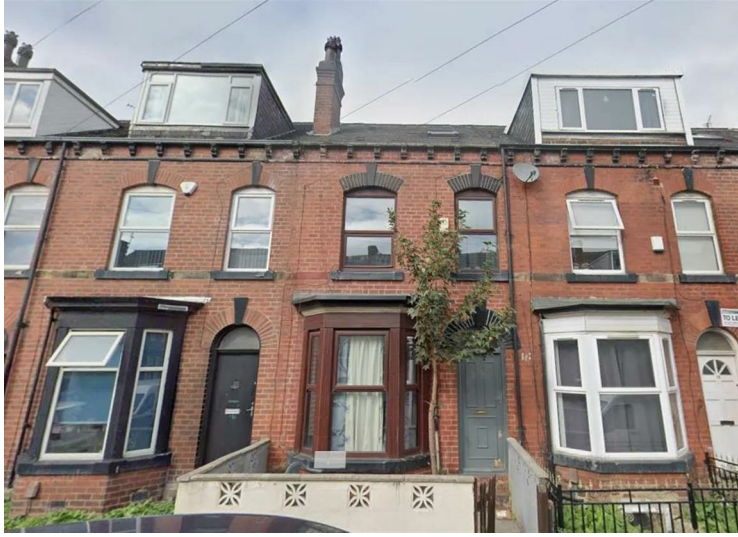
e. info@locatehomes.co.uk



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**Front elevation**



**Bathroom**



**Bedroom One**



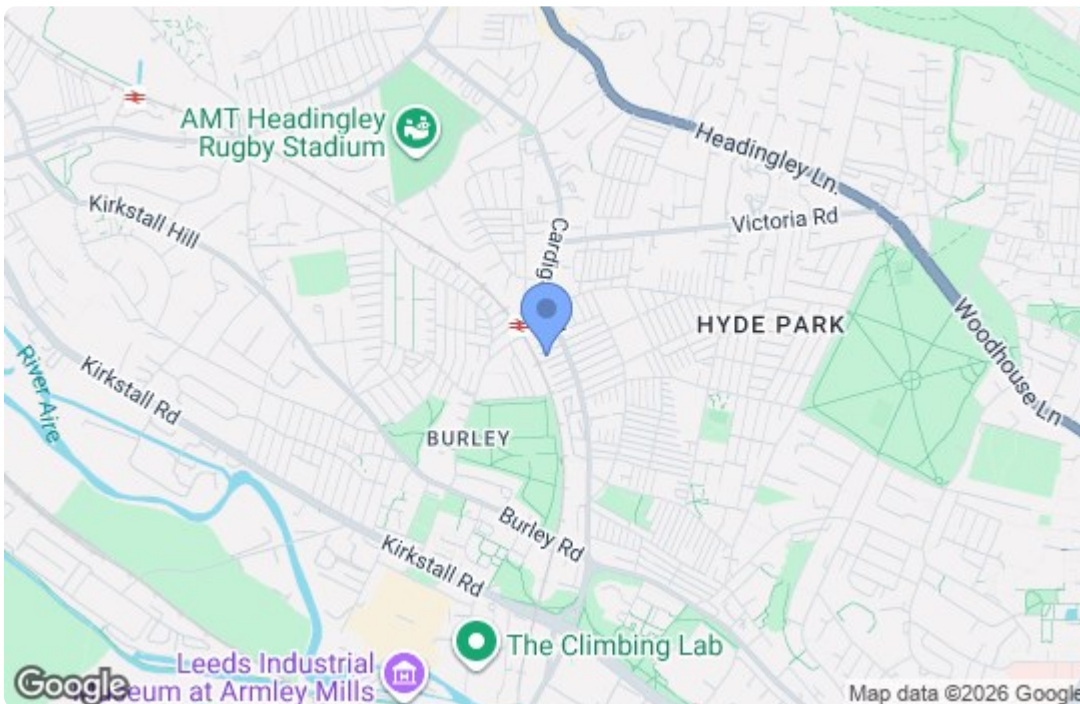
**Lounge**



**Bedroom Two**  
**Bedroom Two**

**Kitchen/diner**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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