Stoneacre Properties



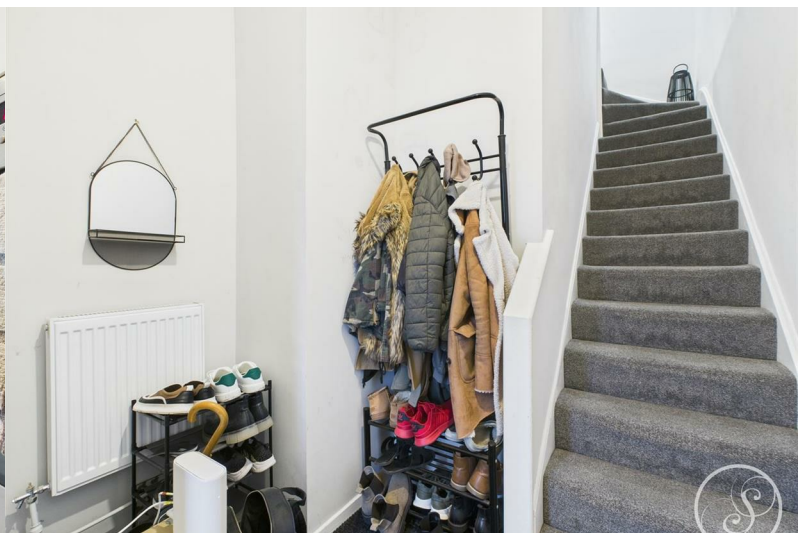
# High Ash Drive

Leeds, LS17 8RE

£155,000

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### ENTRANCE
Welcoming entrance hallway featuring a convenient storage area beside the staircase, central heating radiator and access to the electrical fuse board. Stairs lead to the first-floor.

### LIVING ROOM
Spacious living area laid to carpet, offering ample room for both seating and dining arrangements. The space is enhanced by a large window providing plenty of natural light, along with a central heating radiator.

### KITCHEN
Fitted kitchen with laminate flooring and a range of integrated storage cupboards. Features include a worktop with an integrated oven and stove, wash basin with drainer, wall-mounted boiler and a window.

### BATHROOM
Well-presented bathroom with half-tiled walls, featuring a bath with stand-in shower, wash basin with drainer, toilet and a wall-mounted towel radiator. Additional benefits include a useful storage cupboard and a large frosted window allowing privacy.

### BEDROOM 1
A generously sized double bedroom laid to carpet, offering ample space for a double or king-size bed. The room benefits from a large window and a central heating radiator.

### BEDROOM 2
A well-proportioned double bedroom laid to carpet, featuring a window and a central heating radiator.

### EXTERNAL
The property benefits from permit parking for residents. Shops are conveniently located to the front, while Wigton Moor Park is situated to the rear, offering pleasant green space.

### LEASE
We are advised by the vendor that the property is leasehold with an original term of 125 years (99 years remaining). There is currently no service charge and the ground rent is £50 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map




## Hybrid Map




## Terrain Map



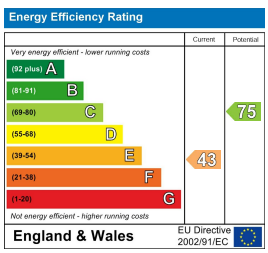

## Floor Plan

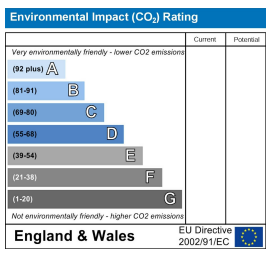



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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