DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £435,000

- Three Bedroom detached family home within Shadwell Village
- Attractive mature landscaped garden
- Excellent opportunity to update and personalise
- Occupying a pleasant position within a popular residential setting
- Driveway and garage
- Close to schools and amenities
- Chain free

33 Ash Hill Gardens, Leeds, West Yorkshire, LS17 8JW

This three-bedroom detached family home occupies a pleasant position within a popular residential setting and offer well proportioned accommodation together with excellent outside space. Occupying a pleasant position within this popular residential area, offering generous living accommodation, a substantial rear garden and garage and off-street parking on the driveway.

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33 Ash Hill Gardens

General remarks

A rare opportunity to purchase an extremely sought after detached property on Ash Hill Gardens. Benefitting from a fantastic plot and is offered to the market with No Onward Chain. This has been a much loved home but is now ready for someone to come and put their own stamp on.

In brief the property comprises; A welcoming entrance hallway with a cloak cupboard and a staircase rising to the first floor. An impressive lounge diner with tilt/turn door leading out to the rear garden. A separate fitted breakfast kitchen with room for a breakfast table, and a door leading to the side of the property with side porch and wc and rear access. To the first floor there are three good size bedrooms one with built in wardrobes. All accompanies by a house shower room with a three-piece suite. There is a useful storage cupboard situated on the landing also which is a great storage space.

Externally the property boasts an enviable plot with extremely well-kept lawn to the front with a driveway leading to a garage with electric door. And to the rear is a attractive garden, shrubs, borders and mature planting with lawn and patio.

The property enjoys an attractive frontage, set back from the road behind a generous asphalt driveway providing ample off street parking and access to the single garage. A well-maintained lawn lawned garden with mature planting and established shrubs creates an impressive first impression.

The property is situated in the heart of the popular village within Shadwell, local amenities include a general store, Post Office, a highly regarded primary school and The Red Lion public house. There are also public transport links to Moortown, which itself has extensive facilities including a Marks & Spencer's food hall and local shops and banks. There are excellent schools nearby, including the Grammar School at Leeds, Gateways in Harewood and the primary schools in Alwoodley and Roundhay. There is easy access to Leeds city centre, the spa town of Harrogate as well as Wetherby and Otley. Proximity to the A1 M, the M1 and M62 allow for a convenient commute north and south and there is a main line rail link from London Kings Cross from Leeds in approx. two hours. Leeds Bradford airport is also only 7 miles away.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Main services
- Driveway and Garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

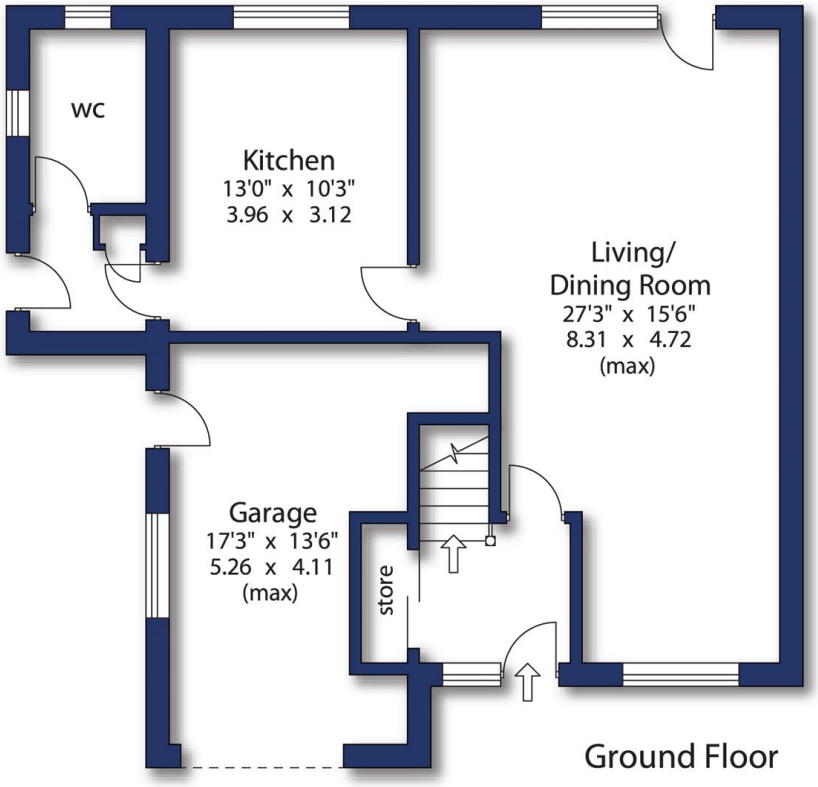
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260219

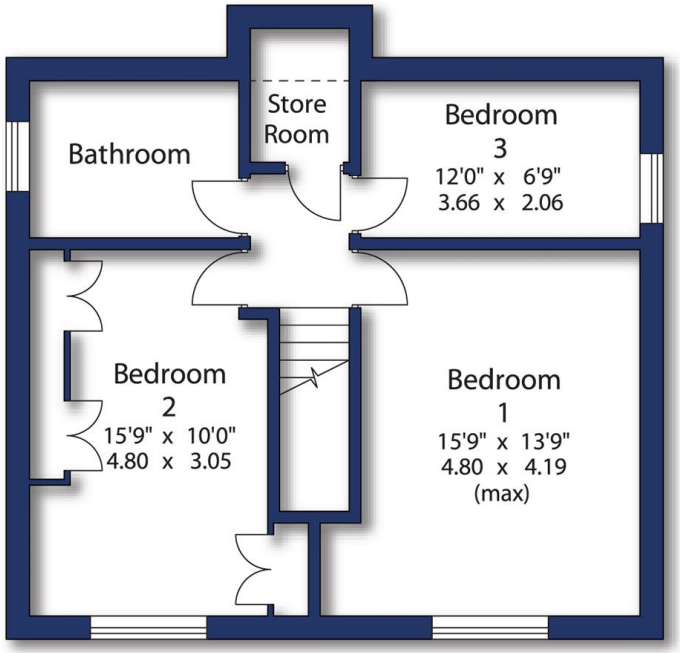




Floorplans



Ground Floor



First Floor

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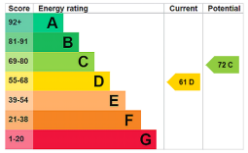

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