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HERE TO GET *you* THERE

**25 Aasket Drive, Leeds, West Yorkshire, LS14 1HX**  
Energy Rating: A | Council Tax Band: C  
Asking Price £265,000

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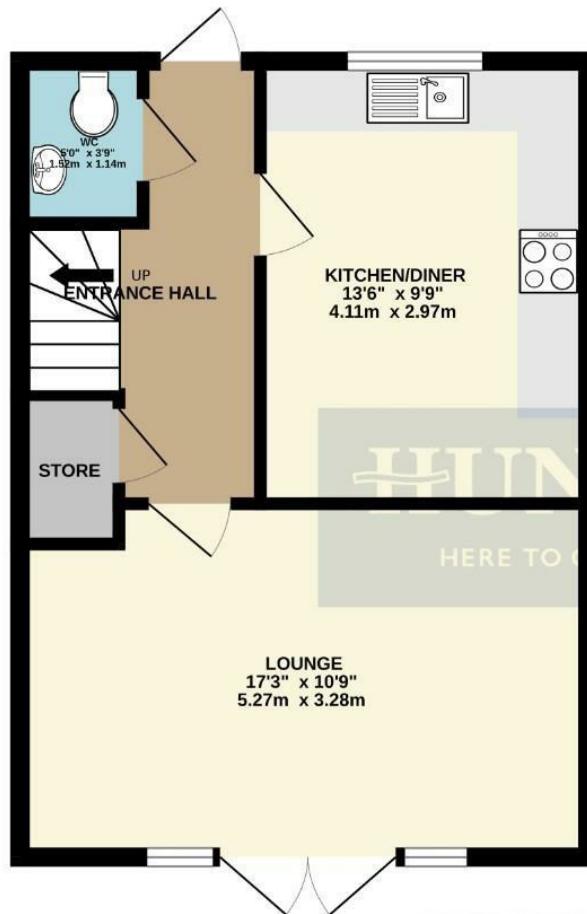
Asking Price £265,000

SUPERB MOVE IN READY PROPERTY – IDEAL FOR A FIRST TIME BUYER - SEMI-DETACHED HOUSE – THREE BEDROOMS – DOWNSTAIRS W/C – KITCHEN DINING ROOM AND LOUNGE - GARDENS TO THE FRONT AND REAR – DRIVEWAY – BUILT BY STRATA HOMES IN 2017 – SOLAR PANELS

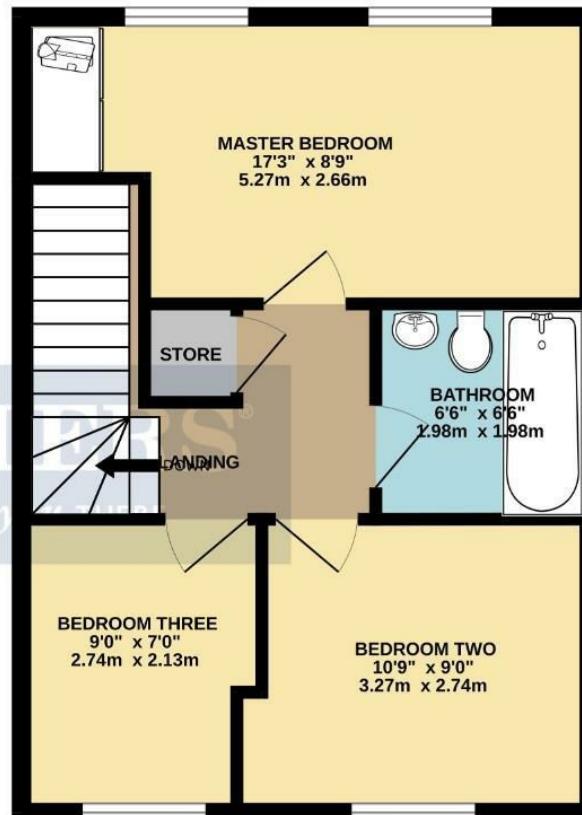
A great opportunity for first time buyers or anyone looking for a great home in move in ready condition, this three bedroom semi-detached house was built by Strata in 2017. Located on the border with Oakwood, the property is close to good and outstanding primary and secondary schools, shops, cafes, restaurants, pubs, bars and of course Roundhay Park with all it has to offer. There are gardens to the front and rear as well as a driveway with an electric car charger, externally. Internally it briefly comprises; entrance hall, downstairs w/c, kitchen dining room and lounge on the ground floor. On the first floor there are three bedrooms, landing and bathroom. Energy Rating - A

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GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



ASKET DRIVE, LEEDS, WEST YORKSHIRE, LS14 1HX

TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	96 98
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

**Entrance Hall**

13'6" (max) - 7'3" (max)

Stairs to the upper level, storage under the stairs and radiator.

**Downstairs W/C**

5'0" (max) - 3'9" (max)

Tiled floor, wash hand basin, radiator and w/c.

**Kitchen Dining Room**

13'6" (max) - 9'9" (max)

Stainless steel sink with drainer, fridge freezer, hob with extractor over, fan oven, dish washer, washing machine, tiled floor, tiled splash back, boiler and a range of wall and base units.

**Lounge**

17'3" (max) - 10'9" (max)

Radiators and double doors to the rear garden patio.

**Landing**

10'6" (max) - 10'0" (max)

Stairs to the lower level, radiator and loft access.

**Master Bedroom**

17'3" (max) - 8'9" (max)

Radiator and built in wardrobes.

**Bedroom Two**

10'9" (max) - 9'0" (max)

Radiator.

**Bedroom Three**

9'0" (max) - 7'0" (max)

Radiator.

**Bathroom**

6'6" (max) - 6'6" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

**Front Gardens**

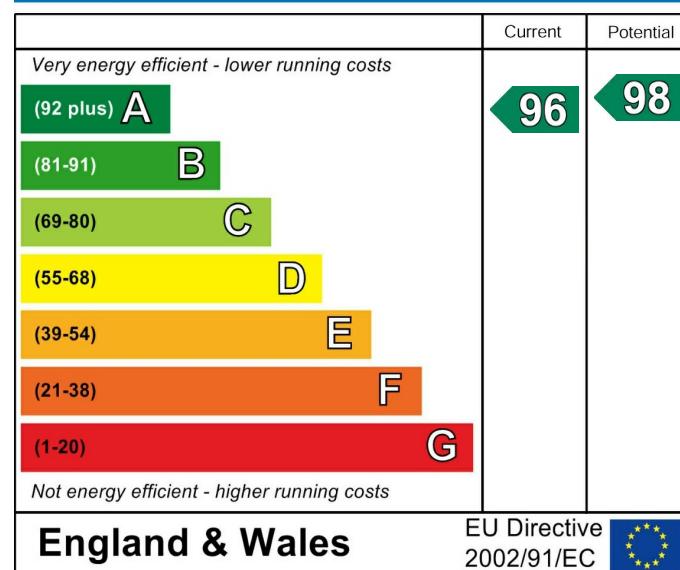
Grassed lawns, pathway to front door, hedges, trees, plants and shrubs.

**Driveway**

With parking for at least two vehicle and an electric car charger.

**Rear Gardens**

Grassed lawns, hedges, plants, bushes shrubs, graveled areas and pond.

**Energy Efficiency Rating**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

