

# HUNTERS®

HERE TO GET *you* THERE



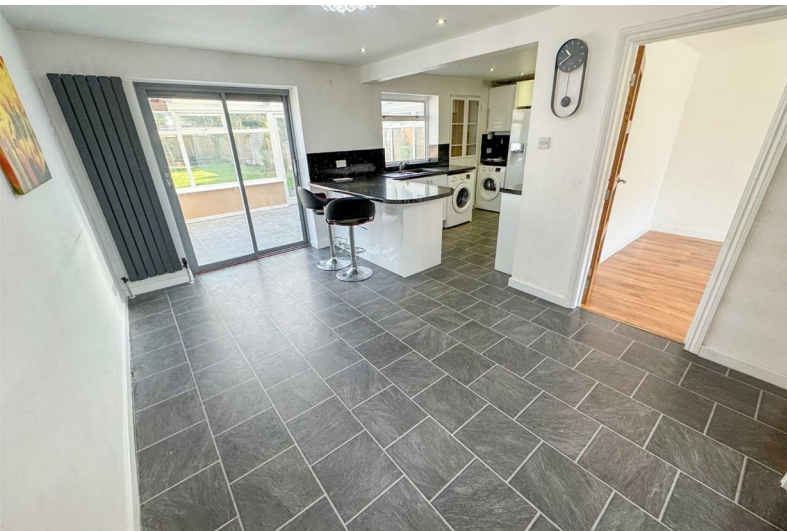
## High Ash Mount

Alwoodley, Leeds, LS17 8RN

£1,600 Per Month



Council Tax: D





# 5 High Ash Mount

Alwoodley, Leeds, LS17 8RN

£1,600 Per Month



## Entrance Hall

9'6" (max) - 4'1" (max) (2.90m (max) - 1.24m (max))  
Built in cupboards.

## Shower Room

5'9" (max) - 3'3" (max) (1.75m (max) - 0.99m (max))  
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin and w/c.

## Lounge

15'6" (max) - 10'6" (max) (4.72m (max) - 3.20m (max))  
Gas fire with surround, wall lights and radiator.

## Kitchen Dining Room

20'6" (max) - 14'10" (max) (6.25m (max) - 4.52m (max))  
Stainless steel sink with drainer, gas hob, double fan oven, washing machine, dryer, dish washer, radiator, breakfast bar and a wall and base units.

## Conservatory

16'9" (max) - 11'3" (max) (5.11m (max) - 3.43m (max))  
Radiators and double doors to the rear garden.

## Landing

11'1" (max) - 5'9" (max) (3.38m (max) - 1.75m (max))  
Stairs to the lower level and access to the loft.

## Master Bedroom

12'0" (max) - 10'6" (max) (3.66m (max) - 3.20m (max))  
Radiator and built in wardrobes.

## Bedroom Two

13'6" (max) - 8'9" (max) (4.11m (max) - 2.67m (max))  
Radiator and built in wardrobes.

## Bedroom Three

8'9" (max) - 7'3" (max) (2.67m (max) - 2.21m (max))  
Radiator and built in wardrobes.

## Bathroom

11'1" (max) - 4'3" (max) (3.38m (max) - 1.30m (max))  
Fully tiled walls and floor, heated towel rail, corner bath with shower over, wash hand basin and w/c.

## Front Garden

Mainly grassed lawns, with walkways to the front door.

## Driveway

With Parking for several vehicles

## Garden Rooms

17'9" (max) - 8'0" (max) (5.41m (max) - 2.44m (max))  
Double doors to the garden, power and lights. Ideal for home office or gym.

## Rear Gardens

Mainly grassed lawns, patio, trees, bushes and flower beds.

**SEMI-DETACHED FAMILY HOME – THREE BEDROOMS – TWO BATHROOMS – CONSERVATORY – GARDEN ROOM IDEAL FOR OFFICE OR GYM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – AVAILABLE IN LATE FEBRUARY – PART-FURNISHED – HOLDING DEPOSIT REQUIRED**

A brilliant family home, this three bedroom semi-detached house is available in late February and is part furnished. Located on a quiet street in Alwoodley, the property is close to good and outstanding schools, parks, restaurants, shops, pubs, bars and other great amenities in the area. There are gardens to the front and rear, a driveway and an insulated garden room ideal for a home office or a gym externally. Internally it briefly comprises; entrance hall, shower room, lounge, kitchen dining room and conservatory on the ground floor. On the first floor there are three bedrooms, landing and bathroom. Energy Rating - D





Road Map



Hybrid Map



Terrain Map



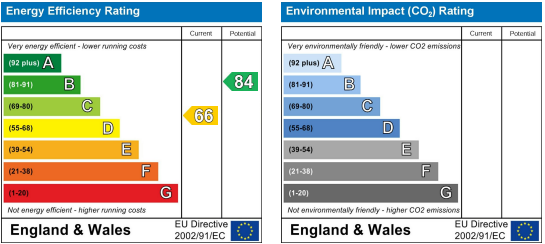
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.