



Ashfield Terrace | Crossgates | LS15 8SF

£250,000

Four Bedroom Terrace House | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents



\*\*\* FOUR BEDROOM TERRACE WITH HUGE POTENTIAL \*  
SOLD WITH NO CHAIN \*\*\*

Emsleys are delighted to present for sale this terraced property, brimming with potential. The property is in need of renovation, offering a fantastic opportunity for investors or families willing to undertake some refurbishment work to create their ideal home.

The property boasts two reception rooms, the first of which benefits from large windows and a delightful garden view. These features create a bright, inviting space that is perfect for both relaxation and entertaining guests. To the upper floors are four bedrooms, three of which are spacious doubles and one single. Each bedroom has the potential to be transformed into a comfortable and personal space. The sole bathroom features built-in storage, offering convenience and an efficient use of space.

Adjacent to fantastic transport links via main arterial roads such as the A6120/A64 York Road and the new East Leeds Orbital Road (opening autumn 2022) which all give quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds. There are good public transport routes nearby along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping centre has an excellent choice of shops, banks, cafes and bars and a little further a new leisure and retail park 'The Springs' in Thorpe Park.

In summary, this is a rare opportunity to purchase a terraced development property with a wealth of potential. With the right care and attention, this property could become a beautiful and functional home in a highly desirable location.

**\*\*Call now to arrange your viewing\*\***

### Lower Ground Floor

#### Cellar 3.84m x 4.34m (12'7" x 14'3")

With central heating radiator, light and utility meters.

#### Cellar 3.76m x 1.70m (12'4" x 5'7")

A useful storage space with light.

### Ground Floor

#### Entrance Hall

Entry through a PVCu door to a large entrance hall giving access to all ground floor rooms. Access to the ground floor rooms and a central heating radiator.

#### Living Room 4.74m x 4.32m (15'7" x 14'2")

A spacious living room with high ceilings, deep coving and skirting boards. Light floods in through the large double-glazed box bay window which overlooks the garden. A traditional fireplace incorporates a living flame gas fire.

#### Dining Room 3.83m x 3.79m (12'7" x 12'5")

A second large reception room which would make an ideal formal dining room. Central heating radiator and double-glazed window to the rear.

#### Kitchen 2.95m x 2.81m (9'8" x 9'3")

The kitchen is fitted with solid oak wall and base units with contrasting work surfaces over. Built under electric oven with electric hob and extractor over. Inset stainless steel sink with side drainer, space and plumbing for a washing machine and space. Central heating radiator and two double-glazed window to the rear. A hardwood entry door gives access to the rear.

### First Floor

#### Landing

Access to all first floor rooms and doors opening to the second floor.

#### Bedroom 1 3.84m x 3.84m (12'7" x 12'7")

A large double bedroom with a central heating radiator and double-glazed window overlooking the front.

#### Bedroom 2 3.84m x 3.84m (12'7" x 12'7")

A second large double bedroom with a central heating radiator and double-glazed window to the rear.

#### Bedroom 3 2.00m x 1.82m (6'7" x 6'0")

A single bedroom with a central heating radiator and double-glazed window to the front.

### Bathroom

A great sized bedroom in need of some updating but offering a concealed cistern w.c, vanity hand wash basin with storage beneath, a panelled bath and separate walk in shower enclosure. A cupboard provides useful storage for linens and towels. Central heating radiator and double-glazed window to the rear.

### Second Floor

#### Bedroom 4 5.79m x 2.54m ( 19'0" x 8'4" )

The fourth larger attic room has a central heating radiator and skylight window to the rear. Two small cupboard doors grant access to the eaves.

### Exterior

The property benefits from off road parking to the rear courtyard. The front of the house can be found via the access road to the end of the row which leads to a pre-fabricated garage on a hardstanding. A footpath then leads to the enclosed garden which is mainly laid the lawn with flowerbeds. An additional plot to the rear of the garage is part of the title deed and could form an additional garden/allotment if so desired.

### Directions

From our Crossgates office on Austhorpe Road head west and at the 'T'-junction turn right and then take the third exit onto Crossgates Ring Road A6120 continue to the Barwick Road round-a-bout and take the third exit onto Barwick Road. Continue along through the lights/junction with Church Lane and take the next available right into Ashfield Terrace where the proeprty can be found on the left hand side identified by the Emsleys For Sale board.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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