



Ash Villas | Crossgates | LS15 8SG

£299,995

Three Bedroom Detached House | Council Tax Band C | EPC Rating D

Emsleys | estate agents

***RARE OPPORTUNITY * LARGE PLOT IN TUCKED AWAY LOCATION * SOLD WITH NO CHAIN ***

Emlseys are pleased to present this detached house, offered for sale and ideal for investors or families seeking a property with great potential. The home is in need of some work and modernising but provides a fantastic opportunity for new owners to add their personal touch and create a bespoke living space.

Set within a large plot the accommodation briefly comprises;- hallway, living room, large dining kitchen, pantry store and conservatory to the ground floor. To the first floor are three bedrooms and a shower room.

Outside, the property boasts its own private gardens to three sides—an excellent space for outdoor enjoyment, gardening, or relaxation. There is convenient private parking for several cars on a long driveway which in turn leads to the garage which is ideal for storage. The garage could be relocated further back within the plot to create a turning circle if so desired.

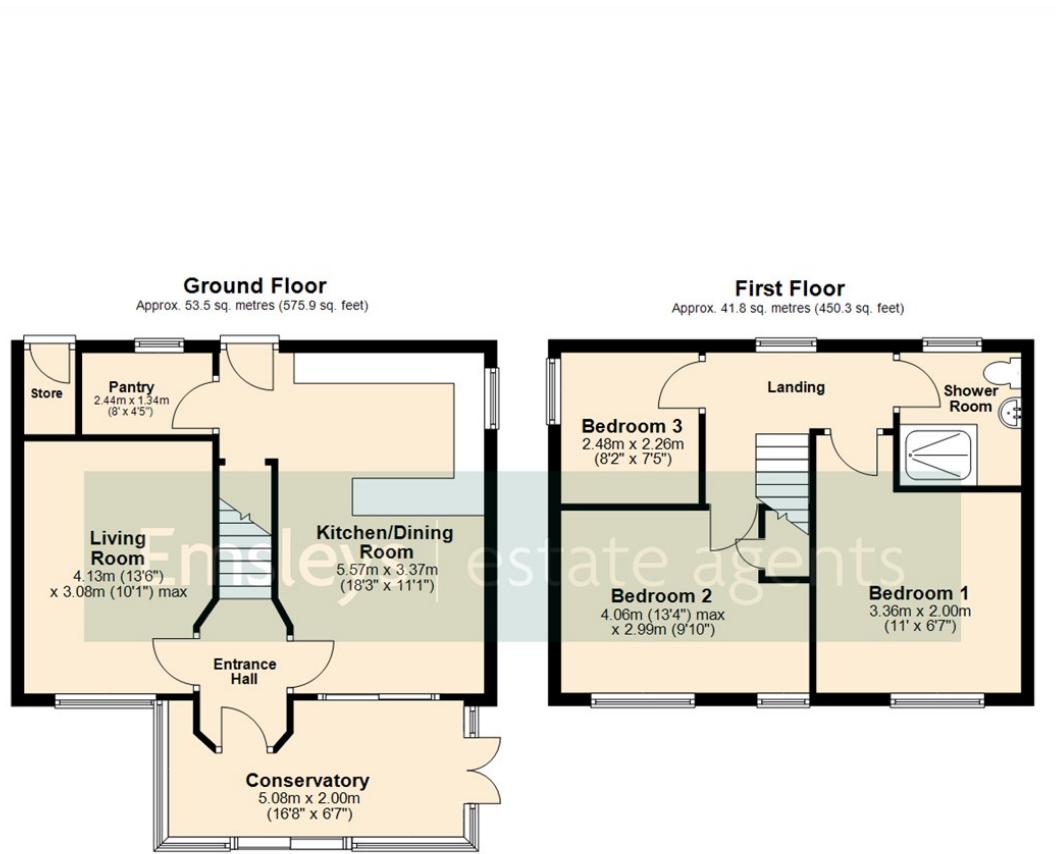
Adjacent to fantastic transport links via main arterial roads such as the new East Leeds Orbital Road A6120/A64 which all give quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds. There are good public transport routes nearby along with a railway station at Crossgates 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.

This detached house represents an exciting prospect for those looking to invest or create a family home with character. Viewing is highly recommended to fully appreciate the potential and excellent features this property has to offer.

*** Call now to book your viewing ***







Total area: approx. 95.3 sq. metres (1026.2 sq. feet)

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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleyestateagents.co.uk

Emsleys | estate agents