



Ashfield Close | Crossgates | LS15 8TJ

£186,000

Two Bedroom Terrace House | Council Tax Band B | EPC Rating D

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**\*\*\* TWO BEDROOM TERRACE IN TUCKED AWAY LOCATION WITH GARAGE EN BLOC \*\*\***

This two-bedroom terraced house is offered for sale in good condition, ideally suited for first time buyers. Located in Ashfield Close, Leeds LS15, the property is positioned within easy reach of a wide range of local amenities, including shops and cafés found nearby on Crossgates Shopping Centre. Families will appreciate the presence of well-regarded schools in the area, providing educational options for children of all ages.

The house features an open-plan reception room with a focal fireplace and views of the garden, creating a comfortable space for both relaxing and entertaining. The modern kitchen includes wood countertops and a breakfast area, offering a practical setting for everyday meals. Both bedrooms are doubles, providing flexible accommodation for a range of needs. The bathroom is equipped with a rain shower, fitted storage and a heated towel rail.

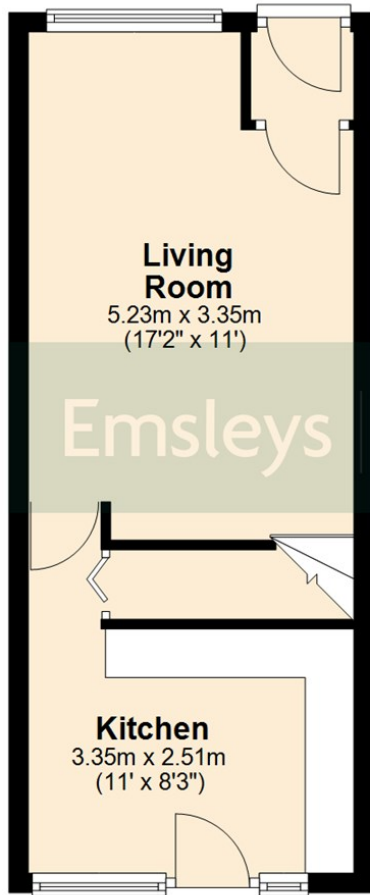
A private enclosed garden can be found to the rear adding further to the appeal, along with a dedicated single garage en-bloc offering parking or storage.

Adjacent to fantastic transport links via main arterial roads such as the A6120/A64 York Road and the new East Leeds Orbital Road 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.

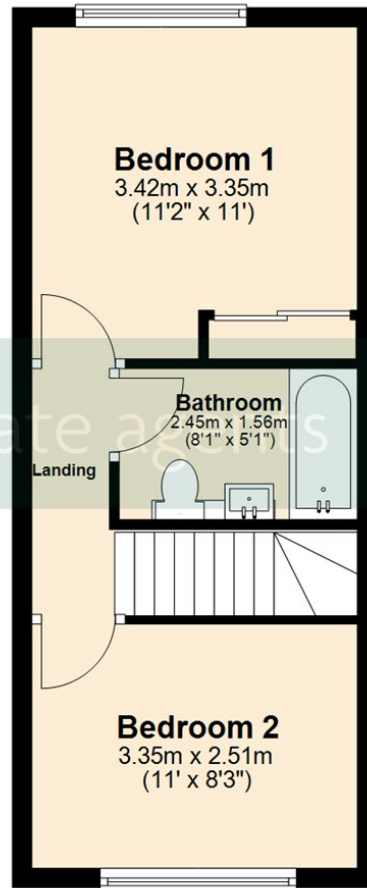
**\*\*Call now to arrange your viewing\*\***



**Ground Floor**  
Approx. 29.2 sq. metres (314.4 sq. feet)



**First Floor**  
Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 58.3 sq. metres (628.0 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.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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