Mike Dobson







100 Ashbourne Avenue

Austhorpe, Leeds, LS15 8GZ

£480,000

100 Ashbourne Avenue

Nestled on Ashbourne Avenue in the charming area of Austhorpe, Leeds, this truly stunning four-bedroom detached home, built in 2024 by Redrow Homes, is a perfect blend of modern elegance and comfort. As you step inside, you are greeted by a spacious lounge that boasts a remarkable media wall, complete with an inset electric fire and stylish shelving on either side, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the expansive kitchen and dining room, featuring a contemporary fitted kitchen with a central island. This space is equipped with integrated appliances, including a fridge freezer, dishwasher, and a four-ring electric hob with an extractor above, making it ideal for both cooking and entertaining. A convenient utility room with a sink unit leads to a ground floor WC, enhancing the practicality of this exquisite property.

On the first floor, you will find four generously sized double bedrooms, each designed with comfort in mind. The main bedroom includes fitted wardrobes and a luxurious en-suite shower room, while two additional bedrooms also feature fitted wardrobes, providing ample storage. A modern family bathroom completes the upper level, ensuring that all your needs are met.

This home is equipped with an air source heat pump and underfloor heating on the ground floor, ensuring a warm and energy-efficient environment. Outside, the property offers off-road parking for two cars, leading to an integral garage with an up-and-over door and an EV charging point. The rear garden features a lovely patio seating area and lawn, perfect for outdoor relaxation.

Situated within walking distance of The Springs and excellent public transport links, this property is ideally located for both convenience and leisure. This exceptional home is a must-see for anyone seeking a blend of modern living and comfort in a desirable location.









Austhorpe, Leeds, LS15 8GZ





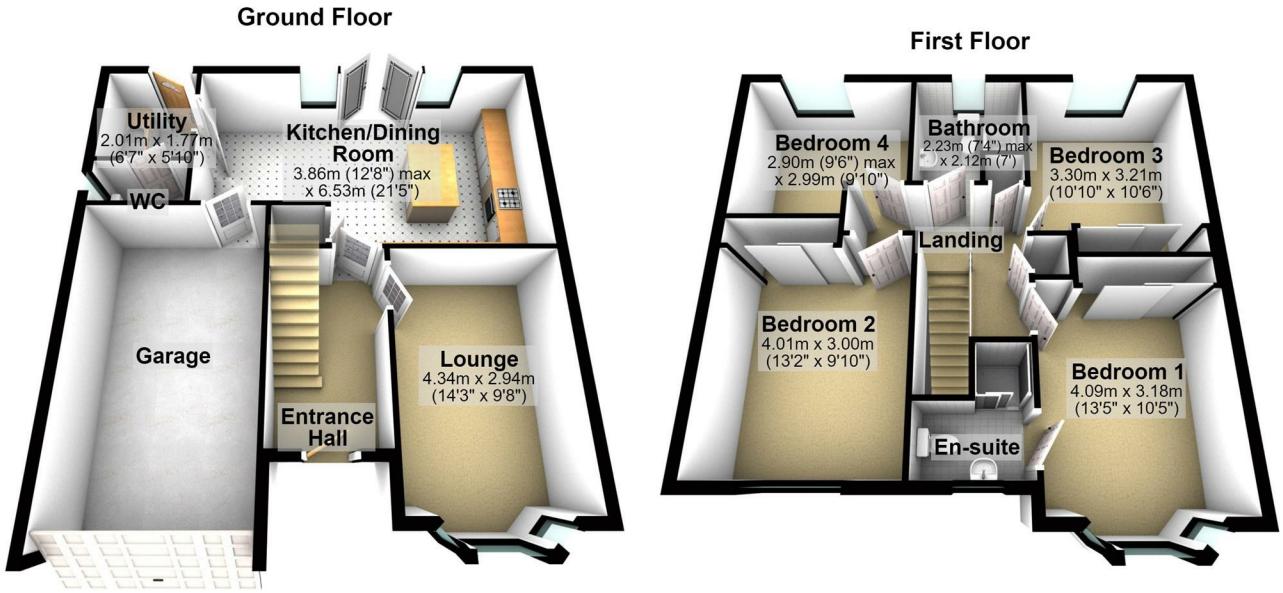






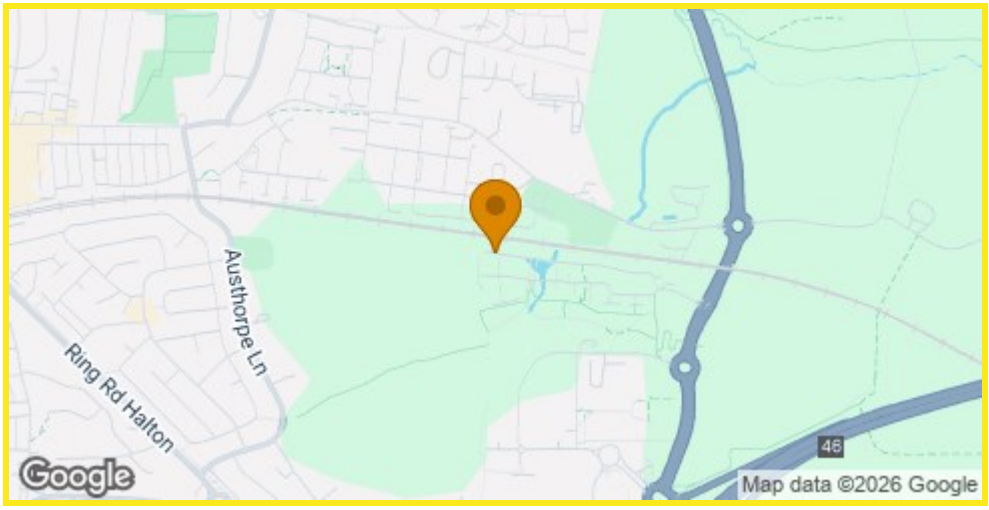


Floor Plan

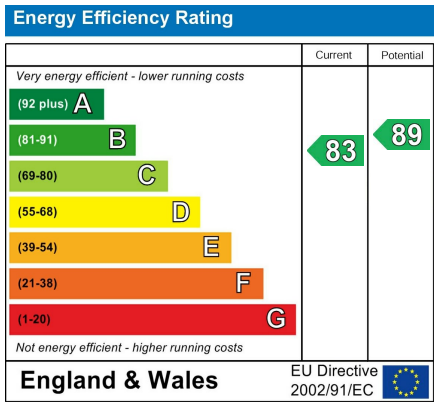


Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

LS15 8GZ

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk