



**22 Ashlea Close,
Garforth, Leeds,
LS25 1JX
£349,995**

An early viewing is essential of this most appealing and extended three bedroom detached house enviably located in the corner of a small and much sought after cul-de-sac on the highly desirable Grange Estate within Garforth. Being beautifully presented throughout with neutral tones and offering many appealing features, we strongly suggest an early internal inspection to avoid disappointment which will in brief reveal a front entrance porch, hallway, through lounge, family living/dining kitchen, utility room, conservatory, first floor landing, three bedrooms and combined bathroom/w.c. In addition the property has gas fired central heating, PVCu double glazing, 24" plus through lounge having a central feature living flame gas fire to a marble fire surround, patio doors to the rear opening to the conservatory and access via two steps down to the family living kitchen diner, upstairs all three bedrooms have extensive built in wardrobes and storage cupboards with drawers, complementing the bedrooms is the four piece white bathroom suite being re-fitted including a shower over the bath with bi-fold screen and bidet. The conservatory overlooks the stunning and extensive mainly lawned corner garden being south facing and offering a high degree of privacy which benefits from having a rear gate access to a public footpath with Garforth Academy school playing fields beyond. There is an extensive block paved driveway providing ample off street parking with additional space for a caravan/boat. The detached brick built garage is higher than standard and has a roller shutter up and over door. In addition there is a house alarm system and PVCu fascias and soffit's. Do not delay book your viewing today, please call 0113 2864276.

Entrance Porch 6'9" x 3'10" (2.06m x 1.17m)

With PVCu double glazed front entrance door, two PVCu double glazed diamond leaded obscure windows, wall light point, door leading to the hallway. Positioned to the front.

Hallway 12'11" x 7'0" (3.94m x 2.13m)

With central heating radiator, coving to the ceiling, telephone point, useful understairs storage cupboard off housing the electrics, thermostat control, stairs leading to the first floor, door leading to the lounge, door leading to the utility room. Positioned to the front.

**Utility Room 10'1" x 8'10" (3.07m x 2.69m)**

Having an ample range of white high gloss fitted wall and base units with contrasting roll edge work surfaces and inset single bowl, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for a tall style fridge freezer, central heating radiator, tiled floor, part tiled to the work surfaces, boiler cupboard off, PVCu double glazed window to the rear elevation. Positioned to the rear.

**Utility view two****Lounge 24'11" x 12'0" reducing to 10'1" (7.59m x 3.66m reducing to 3.07m)**

Having a living flame coal effect gas fire inset to a feature fireplace hearth to the chimney breast, TV point, two central heating radiators, coving to the ceiling, two wall light points, PVCu double glazed bow window with display sill to the front elevation, double glazed single sliding patio doors opening the conservatory, door with two steps leading down to the family living kitchen diner. Positioned to the front.



Lounge view two



Lounge view three



Lounge view Four



Family Living Kitchen Diner 22'7" x 9'8" (6.88m x 2.95m)

Kitchen area being re-fitted and having an ample range of "Howdens" soft closing fitted wall, base units and drawers with contrasting roll edge work surfaces and inset one and half bowl single drainer stainless steel sink unit with mixer tap, five ring Zanussi stainless steel gas hob with glass and stainless extractor hood over, built in double oven/grill, integrated fridge and dishwasher, quality tiled effect flooring to complement the kitchen, two large pan drawers, pull out larder unit, part tiled to the work surfaces, coving and recessed lights to the ceiling, PVCu double glazed window to the side.



Kitchen Diner view two



Kitchen Diner view three



Dining Area

Central heating radiator, aluminium double glazed rear entrance door, PVCu double glazed single sliding patio doors open to the side block paved patio seating area. Position to the side.



Conservatory 12'5" x 8'7" (3.78m x 2.62m)

Being a sealed unit double glazed construction with a wall light point and a set of french doors opening to the rear.



Conservatory view two

Conservatory view three

First Floor Landing 9'8" x 6'1" (2.95m x 1.85m)

With doors leading to bedrooms one, two, three and bathroom/w.c. Access point to the loft, airing cupboard off, wall light point, coving to the ceiling, PVCu double glazed diamond leaded window to the side elevation.

**Bedroom One 14'7" x 8'7" to the robes plus doorway (4.45m x 2.62m to the robes plus doorway)**

Having an extensive range of built in wardrobes with drawers to one wall, central heating radiator, coving to the ceiling, recessed LED lights to the ceiling. Positioned to the front.

**Bedroom Two 9'6" x 8'7" plus doorway (2.90m x 2.62m plus doorway)**

Having one double and one single fitted wardrobe with storage cupboard, drawers and vanity mirror, central heating radiator, coving to the ceiling. Positioned to the rear.

**Bedroom Three 8'7" x 7'7" (2.62m x 2.31m)**

Having fitted wardrobes with drawers and storage cupboards, central heating radiator, PVCu double glazed diamond leaded window. Positioned to the front.

Bathroom/w.c 7'8" x 5'4" (2.34m x 1.63m)

A re-fitted four piece white suite comprising rectangular panelled bath with shower over and bi-fold side screen, pedestal wash basin, bidet, low flush w.c, fully tiled to the floor and walls to complement the bathroom suite, chrome ladder style towel radiator, wall mounted electric fan heater, coving and LED lights to the ceiling, two PVCu double glazed obscure windows. Positioned to the rear.



Bathroom/w.c



Outside

To the front and side is an extensive block paved driveway providing ample off road parking for multiple vehicles and including space for a caravan/boat. Leading down to a detached brick built garage being higher than standard with pitched roof up and over roller shutter door. A gate to the side provides access to the generous and beautifully maintained mainly established lawned garden to the side and rear offering a high degree of privacy being South facing with central feature display of plants and shrubs. There is a block paved patio/seating area, a timber garden shed, external power point, outside lighting, outside tap, PVCu fascias and soffit's, gate access to the rear, leading to a footpath with access to Garforth Academy playing fields beyond.



Outside view two



Outside view three



Outside view four



Location

From Main St, Garforth turn left onto Church Lane,
 Turn right onto Grange Avenue Turn left onto Lindsay Rd
 Turn right onto Wharfedale Cres
 Turn right onto Ashlea Close

Viewing Arrangements

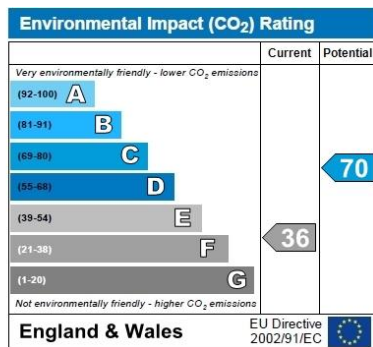
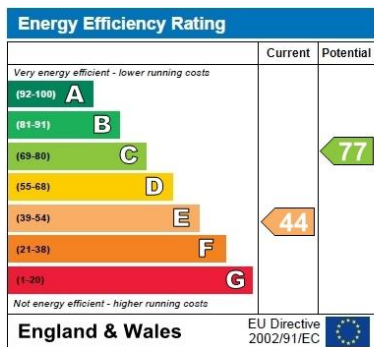
Please contact Agent's Garforth Office on (0113) 2864276.

Important Notice

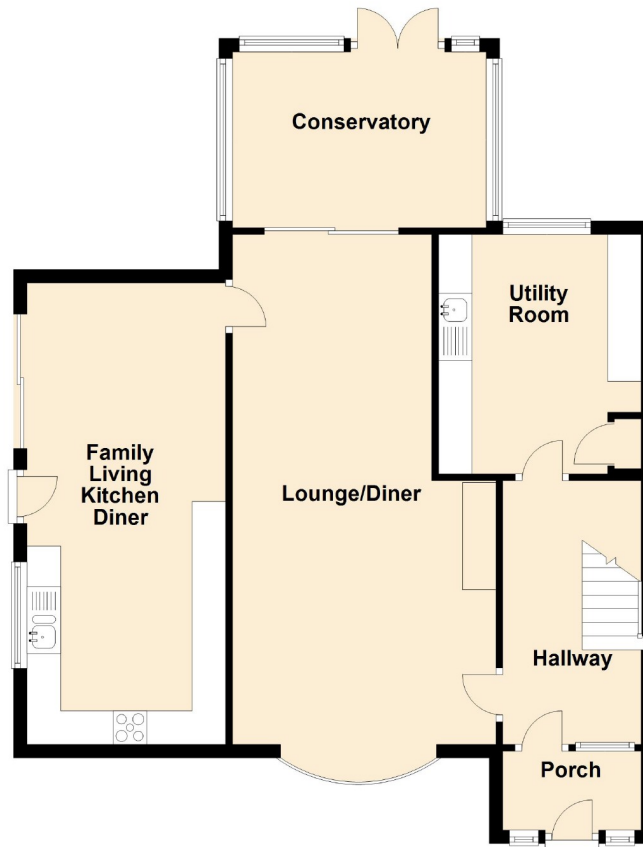
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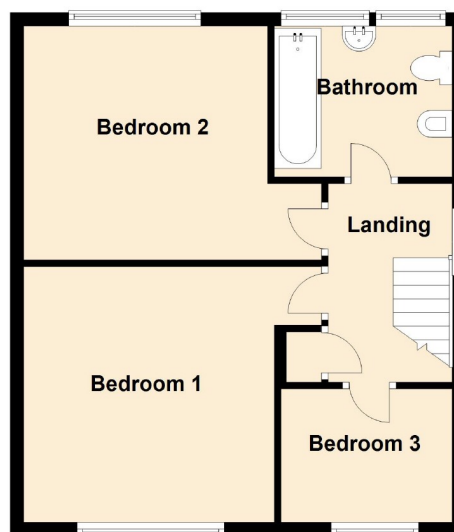
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Ground Floor



First Floor





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