





39 HIGH ASH MOUNT

LEEDS, LS17 8RN

£450,000

FREEHOLD

Situated in a highly desirable residential location, this beautifully arranged, chain free, three-bedroom semi-detached home offers spacious and versatile accommodation extending to over 1,300 sq. ft. across three floors. Thoughtfully designed to suit modern family living, the property enjoys a wonderful balance of reception space, generous bedrooms and practical everyday features, all complemented by a delightful conservatory and versatile loft room.

MONROE

SELLERS OF THE FINEST HOMES

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• Situated in a sought-after residential location close to excellent schools, amenities and transport links • Spacious three-bedroom semi-detached home • Sold chain free • Bright conservatory overlooking the garden • Spacious living room filled with natural light & modern electric fire • Separate dining room ideal for entertaining • Well-appointed kitchen with central island • Generous utility room and ground floor WC • Newly carpeted throughout • Large driveway allowing three vehicles





Stepping inside, a welcoming entrance hall provides access to the principal ground floor accommodation and creates an inviting first impression. To the rear of the property, the spacious living room is flooded with natural light, creating a peaceful and private retreat overlooking the beautifully landscaped garden. Well-proportioned and thoughtfully positioned away from the road, this elegant reception room offers a quiet setting for relaxing with family or entertaining guests, with delightful garden views providing the perfect backdrop at the end of the day.

The separate dining room offers an excellent space for both formal dining and everyday family meals, conveniently positioned adjacent to the kitchen to create a sociable flow throughout the ground floor. Whether hosting dinner parties or enjoying family gatherings, this room provides a versatile and welcoming environment.

The heart of the home is undoubtedly the well-appointed kitchen, fitted with ample worktop space and a range of storage units to accommodate busy family life. A central island enhances both functionality and style, while the adjoining conservatory creates a bright additional reception space overlooking the garden. Bathed in natural light throughout the year, the conservatory is ideal as a relaxing sitting area, breakfast room or play space, with French doors opening directly onto the garden to seamlessly connect indoor and outdoor living.

Leading from the kitchen, the generous utility room offers excellent additional storage, laundry facilities and external access, helping to keep the main living areas organised. A convenient ground floor WC completes the accommodation on this level.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double, providing ample space for fitted furniture and enjoying a peaceful outlook. The second bedroom is another comfortable double, while the third bedroom offers flexibility as a child's bedroom, nursery, dressing room or home office.

Serving the bedrooms is a spacious family bathroom, fitted with a bath, wash basin and WC, creating a practical space for the whole household.

A particular highlight of the home is the converted second-floor loft room, providing a versatile additional space and storage, it could be utilised as a home office, hobby room, games room or occasional guest accommodation, depending on individual requirements.

Externally, the property enjoys a private, South facing garden that provides an excellent setting for outdoor dining, entertaining and family recreation. The conservatory opens directly onto the garden, allowing the outside space to become a natural extension of the home during the warmer months. The property also features a garage with an electric up and over door.

REASONS TO BUY

• Spacious three-bedroom semi-detached home
• Sold chain free

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- Versatile loft room offering additional living space
- Newly carpeted throughout
- Bright conservatory overlooking the garden
- Spacious living room filled with natural light & a modern electric fire
- Separate dining room ideal for entertaining
- Features a high specification shower cubical
- Well-appointed kitchen with central island
- Generous utility room and ground floor WC
- Well-proportioned family bathroom
- Large driveway allowing three vehicles
- Situated in a sought-after residential location close to excellent schools, amenities and transport links

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.
Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent.

Monroe Estate Agents









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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

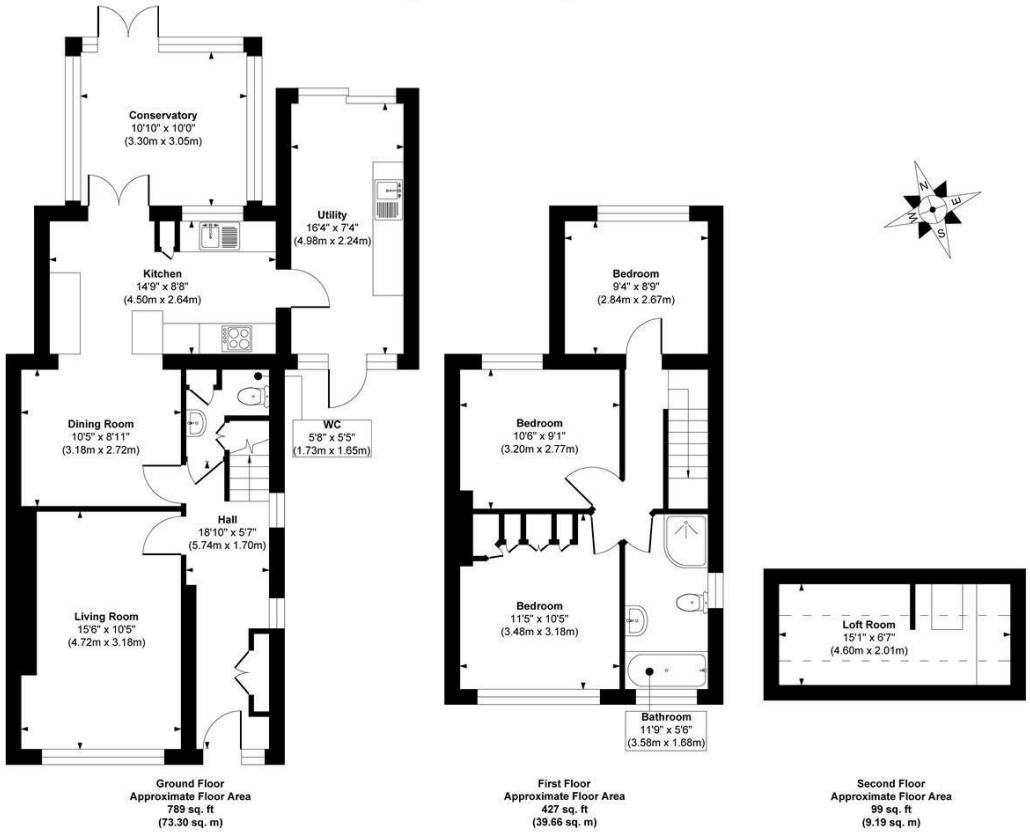
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1315.00 sq ft

Tenure – Freehold

High Ash Mount, Leeds

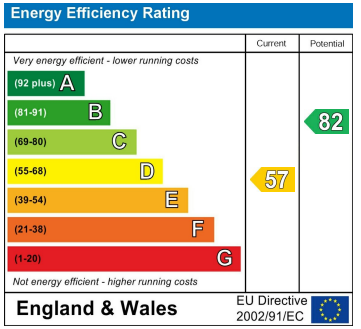


Approx. Gross Internal Floor Area 1315 sq. ft / 122.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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