



17 ASH HILL GARDENS

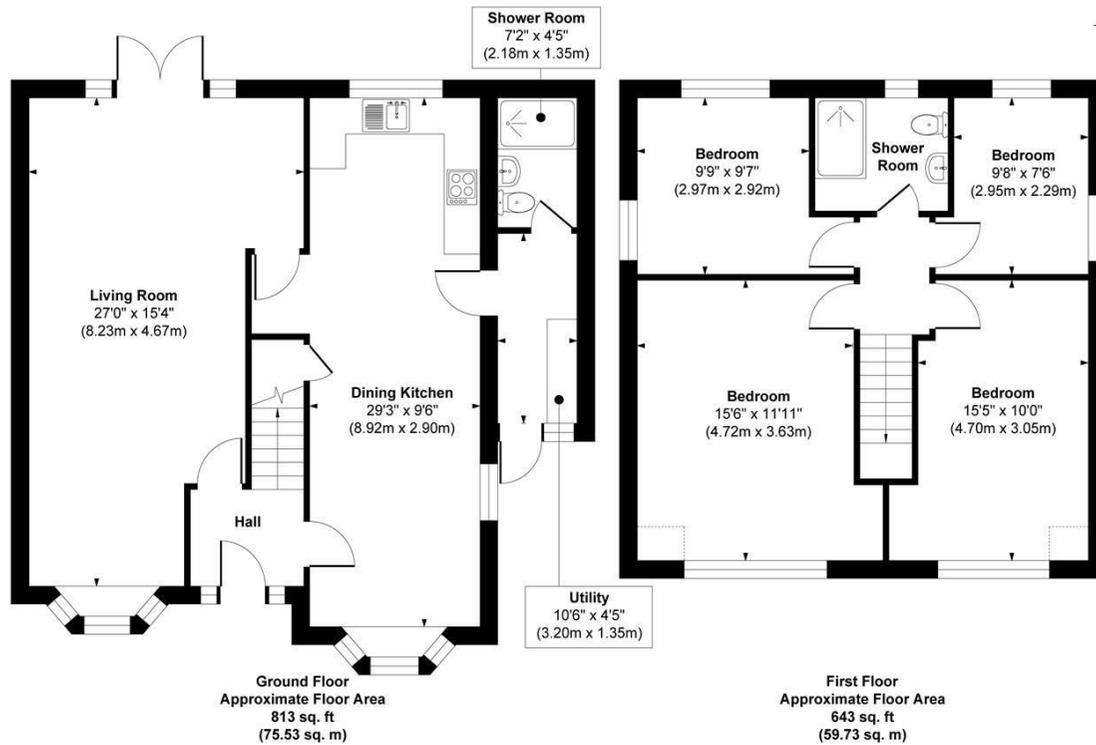
LEEDS, LS17 8JW

£575,000
FREEHOLD

Stylish four-bedroom detached home in a sought-after area. Featuring a modern open-plan kitchen, spacious living areas, landscaped garden, and planning permission for further development, this home perfectly blends comfort, style, and potential.

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Ground Floor
Approximate Floor Area
813 sq. ft
(75.53 sq. m)

First Floor
Approximate Floor Area
643 sq. ft
(59.73 sq. m)

Approx. Gross Internal Floor Area 1456 sq. ft / 135.26 sq. m

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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