



**YOUR MOVE**  
Barrett Hynes

[WWW.YOUR-MOVE.CO.UK](http://WWW.YOUR-MOVE.CO.UK)

Ash Court, Leeds

£120,950



## Ash Court, Leeds

£120,950

### THE PROPERTY

A good sized ground floor apartment occupying a very pleasant position within this modern development which is ideally located for access to the City Centre and for numerous local amenities. The property will be of particular interest to first time buyers and investors. VIEWING RECOMMENDED. EPC rating D.

### THE ACCOMMODATION

A security entry system leads into a communal hallway where a further door then gives access to the private entrance hall of the flat. The main living/dining/kitchen is a decent size and a light and airy space having double glazed windows to two elevations. It is fitted with a range of modern units which include an inset sink unit, integrated oven and hob and washer plumbing. It also provides ample space for a couple of sofas and a dining table and chairs. There are two bedrooms, both of which are good size doubles and one of the bedrooms has an en-suite shower room with shower cubicle, wc and wash basin. The main bathroom has a white three piece suite which includes a shower fitting over the bath. Externally there are well kept communal gardens, a designated parking space and additional visitors parking.

### DIMENSIONS

#### Living Dining Kitchen

4.56mx5.10m(14'11"x16'9")

#### Master Bedroom

3.34mx3.40m(10'11"x11'2")

#### En-Suite Shower Room

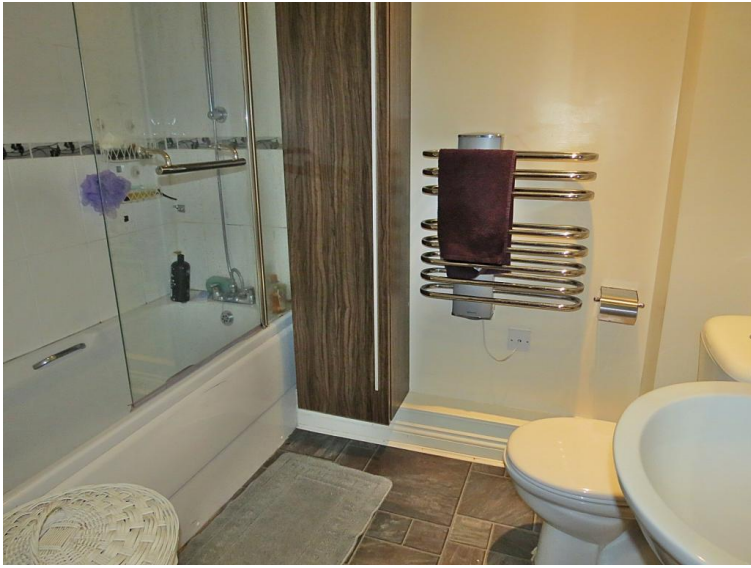
2.31mx1.45m(7'7"x4'9")

#### Guest Bedroom

4.46mx2.73m(14'8"x8'11")

#### House Bathroom

2.32mx1.69m(7'8"x5'7")



# Thinking of moving?

With our local knowledge and experience plus the backing of the national network you get the best of both worlds.

- The largest single estate agency brand\*
- Most visited estate agency website in the UK\*\*
- Professional, fully trained staff.
- Flexible marketing package

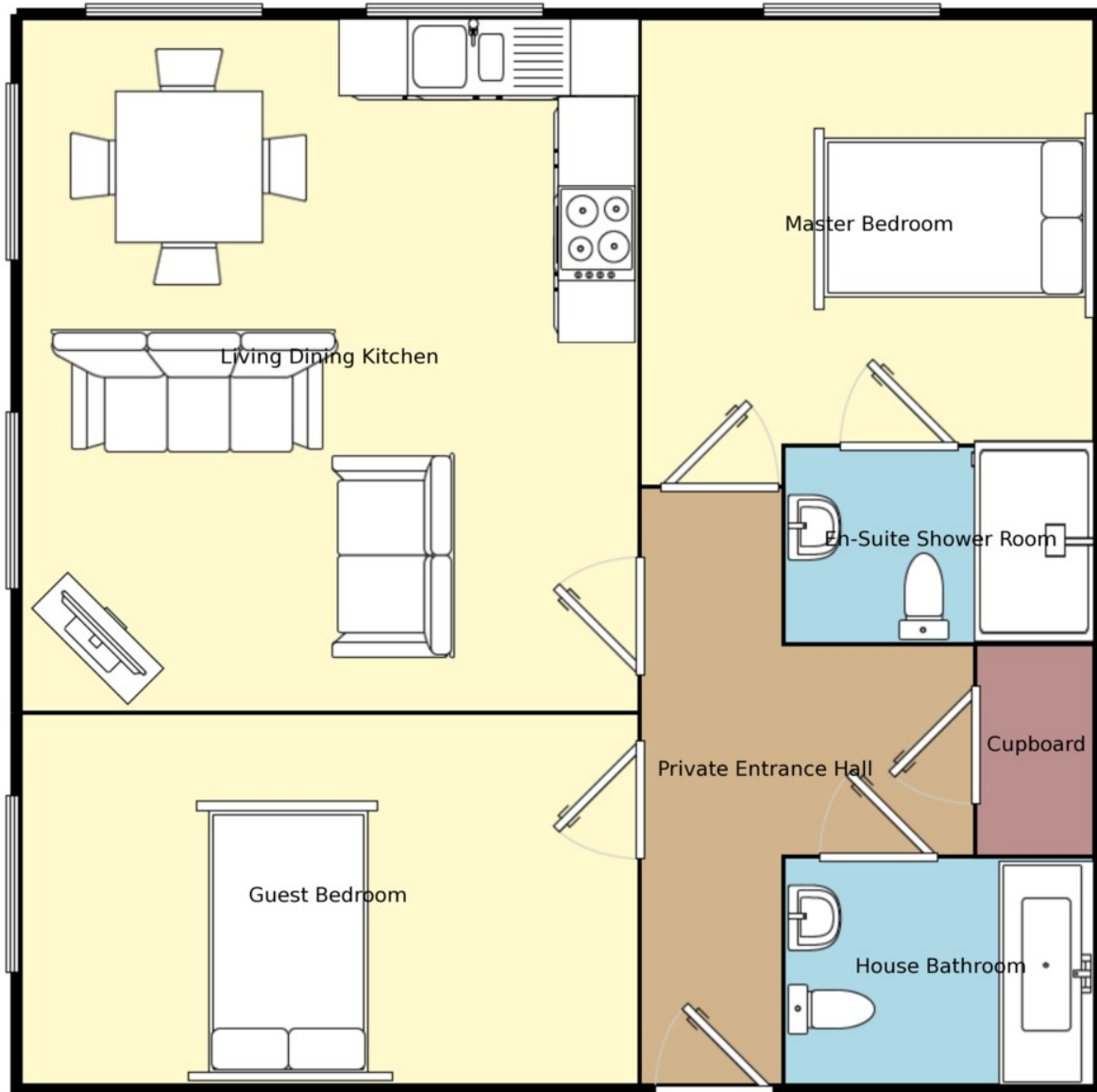
**YOUR MOVE**  
your-move.co.uk  
**FOR SALE**

\*Based on branch numbers shown on competitor websites. \*\*Nielsen, Feb 2012

**Contact your local branch for details**



## Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

Your Move Barrett Hynes is the trading name of Arch Estate Agents Ltd, registered company number 5963542, registered office 43 Market Place Wetherby LS22 6LN . Your Move Barrett Hynes is an independently owned and operated business, operated under licence from your-move.co.uk Limited

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



50 Austhorpe Road, Leeds, LS15 8DX

tel: 0113 2641664 \*\*

email: LeedsEast@your-move.co.uk

www.your-move.co.uk - The UK's most visited estate agency website\*



**YOUR MOVE**

Barrett Hynes

WWW.YOUR-MOVE.CO.UK