



**YOUR MOVE**  
Barrett Hynes

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Ash Court, Leeds

£119,950

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### 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?

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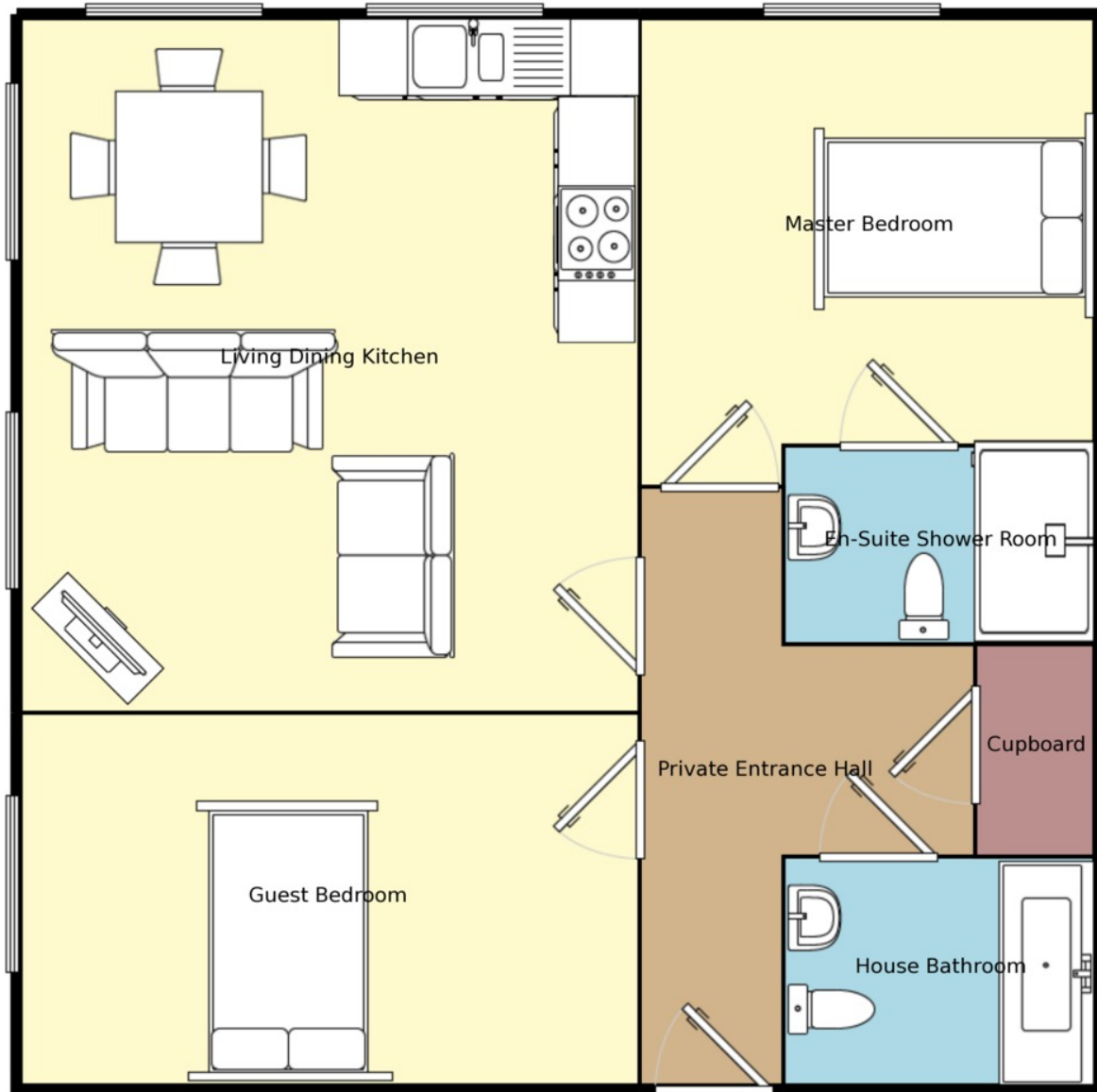


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\*Based on branch numbers shown on competitor websites. \*\*Nielsen, Feb 2012

**Contact your local branch for details**

## Ground Floor



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

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\*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

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