



Holywell Grove, LEEDS, LS12 3HR
PCM £850 PCM

E&H Holmes
ESTATE AGENTS

A Spacious and well presented two double bedroom first floor apartment situated in a converted Victorian weavers cottage. Will be of particular interest to professional couples and professional sharers seeking stylish character accommodation which benefits from: oak flooring; feature ceiling beams; country style kitchen with Belfast sink; modern white three piece bathroom suite; gas central heating with combination boiler; long distance views; off street parking; shared courtyard. Accommodation briefly comprises; entrance hall with feature flooring; staircase and landing; lounge and kitchen; two double bedrooms; bathroom. An early inspection is recommended to appreciate the size, style and charm of this well presented home. Sorry no smokers or pets. Unfurnished. Available now.

Rent : £850 Deposit : £980 Holding fee : £196
EPC Rating C



Entrance Hall

First Floor Landing

Lounge/Kitchen 24'8" x 11'1" (7.52m x 3.40m)

Bedroom One 17'10" x 10'2" (5.44m x 3.12m)

Bedroom Two 9'10" x 8'9" (3.02m x 2.69m)

Bathroom 8'9" x 4'9" (2.69m x 1.45m)

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1

Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.





