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Holt Park Crescent, Adel, LS16

Guide Price £350,000

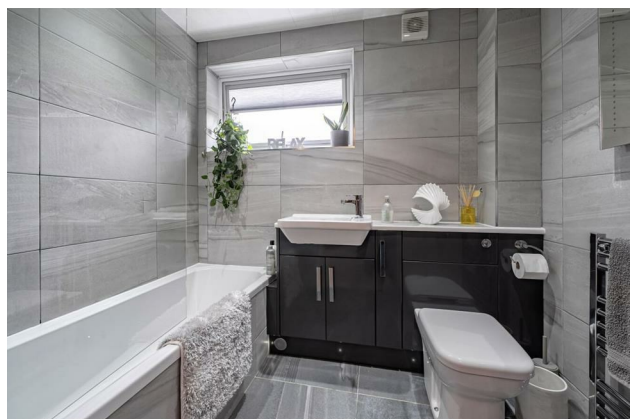
Property Images



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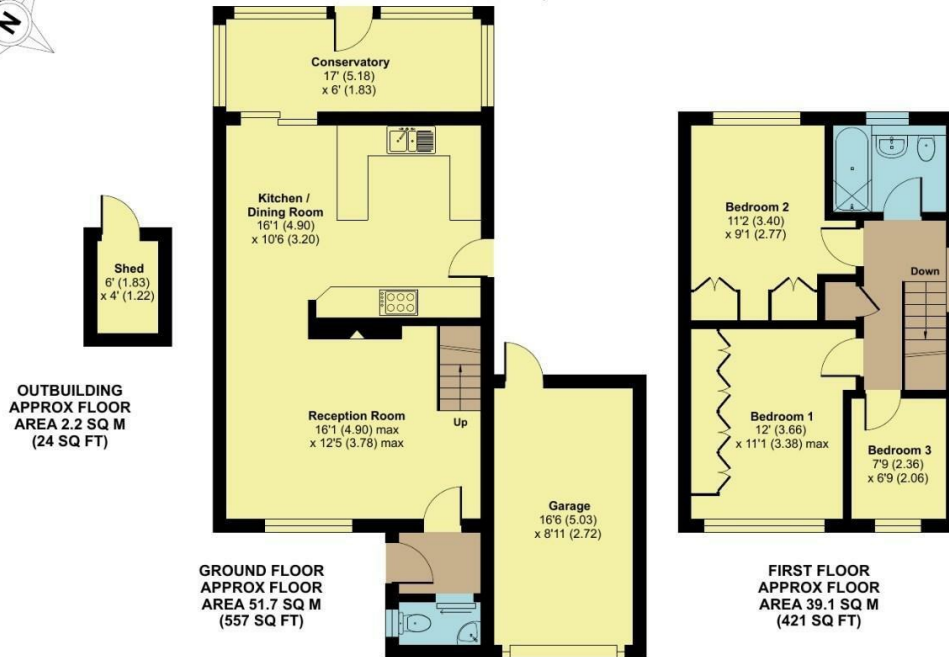
Approximate Area = 978 sq ft / 90.8 sq m

Garage = 150 sq ft / 13.9 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1152 sq ft / 106.9 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1155232

EPC

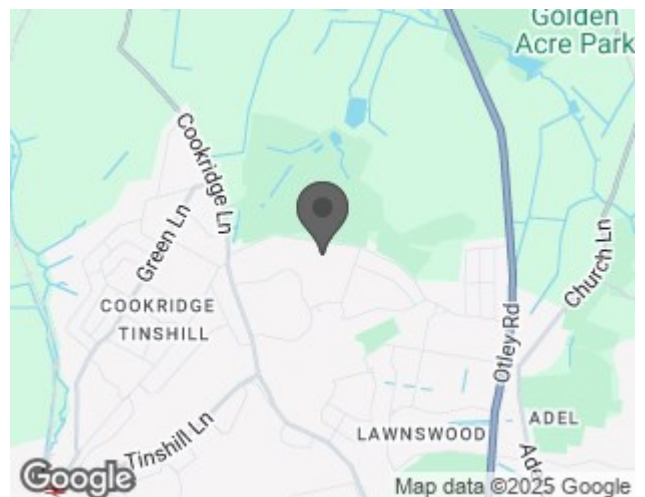
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		71	84
<i>Not energy efficient - higher running costs</i>			

England and Wales

EU Directive
2002/91/EC



Map



Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Welcome to Holt Park Crescent, a fantastic detached home situated in the heart of Adel. This property boasts a prime location with close proximity to local amenities, including popular school catchment areas, doctors, gyms, local walks, and the Cookridge Golf Course.

Key Features:

- This home has been meticulously maintained and updated by the current owner, making it a perfect choice for new owners to personalise.
- The property features a welcoming entrance vestibule and a convenient downstairs WC.
- The lounge is spacious and features a gas fireplace, providing a cosy and inviting atmosphere.
- The kitchen/diner is open plan, offering ample eye and base units for storage, a breakfast bar, an integral dishwasher, and a charming stable-style side door.
- There is a Sunroom overlooking the beautiful rear garden, making this a perfect spot to relax and enjoy the view.
- There are three bedrooms in total, including two doubles with fitted wardrobes and a single bedroom currently used as a study space.
- The bathroom suite is sleek and modern, featuring a vanity unit that offers a great storage solution and towel rail.
- Front and Rear Gardens. The front of the property includes a lawn area and a driveway leading to the garage. The rear garden is delightful and low maintenance, featuring a lawn and patio area with hedge and gate boundaries, ensuring privacy and a safe space for the family to enjoy.

This fantastic detached home must be viewed to appreciate all it has to offer. Call today to arrange your viewing and see for yourself why Holt Park Crescent is the perfect place to call home.

Features

• DETACHED HOME • THREE BEDROOMS • WELL MAINTAINED - MOVE IN READY • SUN ROOM • SLEEK MODERN BATHROOM • DELIGHTFUL REAR GARDEN • DRIVEWAY AND GARAGE • EPC RATING:-C • COUNCIL TAX BAND:- D