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Holt Park Crescent, Adel, LS16

Guide Price £325,000

Property Images



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Approximate Area = 1121 sq ft / 104.1 sq m

Outbuilding = 32 sq ft / 3 sq m

Total = 1153 sq ft / 107.1 sq m

For identification only - Not to scale

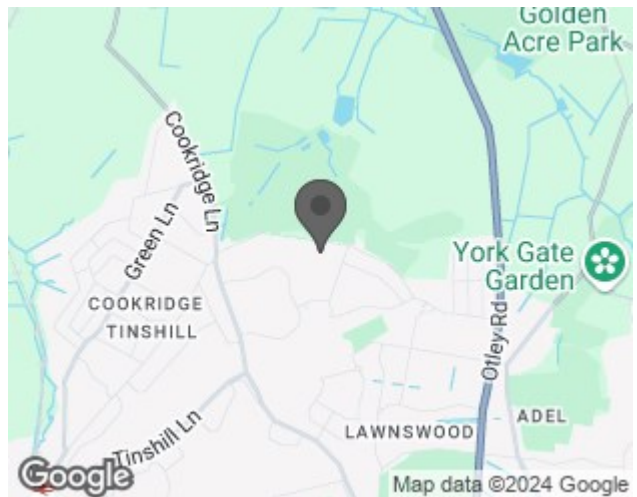


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1165931

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

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

Summary

Holt Park Crescent, Adel is an extended three bedroom detached home located in the sought-after area of Adel, this home offers a fantastic living experience. The property is situated close to reputable schools, nurseries, gyms, and provides an easy commute to the city centre.

Key Features:

- Welcoming entrance hallway, leading to the main living areas.
- Separate Kitchen positioned at the front of the property, the kitchen boasts plenty of base and eye-level units, along with ample work surface space.
- Extended L-Shaped Living Room/Dining Room, this spacious area features a cosy fireplace and provides a great social space, with views and patio door access to the rear garden.
- Downstairs Study/Snug/Playroom, a versatile space that can be tailored to suit your requirements.
- Downstairs W.C. conveniently located on the ground floor.
- Three good size bedrooms offering ample living space for a family.
- Sleek house bathroom with shower over bath.
- Driveway to the front provides off-street parking with hedge boundaries.
- Low maintenance rear garden paved and fully enclosed with hedge boundaries for privacy.

The property is well-maintained and decorated in neutral tones, offering the perfect opportunity to make it your own.

Call our team today to book your viewing.

Features

- EXTENDED SEMI-DETACHED • THREE BEDROOMS • OPEN PLAN LOUNGE / DINER • DOWNSTAIRS STUDY / PLAYROOM • DOWNSTAIRS WC • WELL MAINTAINED • DRIVEWAY • POPULAR LOCATION • COUNCIL TAX BAND:- D • EPC RATING:- D