

# HUNTERS®

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**Holtdale Garth, Adel, LS16**

**Guide Price £160,000**

**Property Images**





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## Property Images



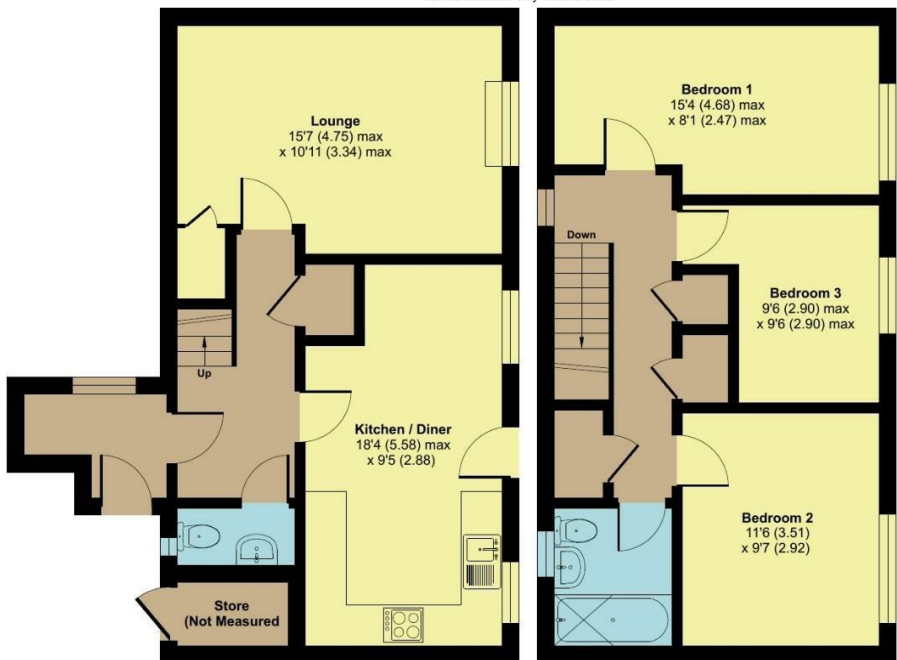
## Floorplan



### Holtdale Garth, Leeds, LS16

Approximate Area = 934 sq ft / 86.7 sq m (excludes store)

For identification only - Not to scale

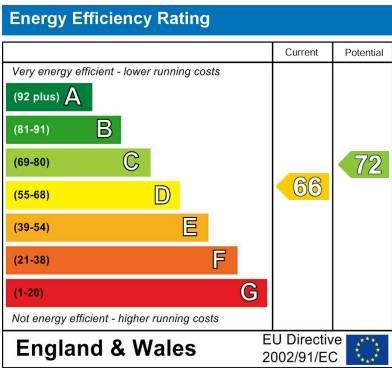


GROUND FLOOR  
APPROX FLOOR  
AREA 43.6 SQ M  
(470 SQ FT)

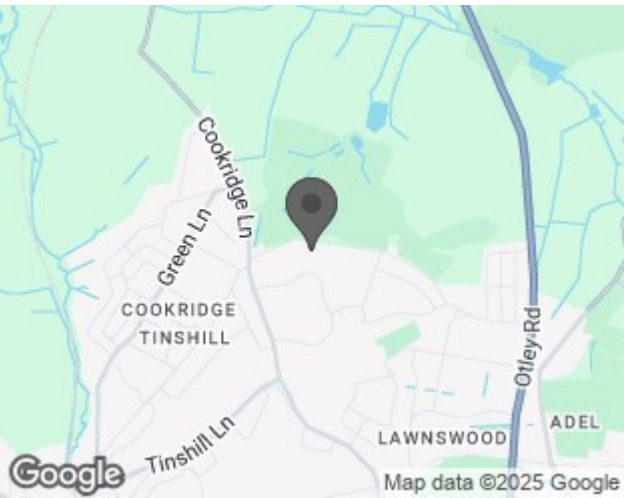
GROUND FLOOR  
APPROX FLOOR  
AREA 43.1 SQ M  
(464 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1353529

## EPC



## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Holtdale Garth , Three Bedroom Mid-Terrace, Chain Free

Welcome to Holtdale Garth, a deceptively spacious three-bedroom mid-terrace home, offered to the market chain free. Perfectly positioned in a sought-after location, this property offers an exciting opportunity for buyers who want to put their own stamp on their next home.

Location, Location, Location - Holtdale Garth is a friendly, well-established neighbourhood popular with young families and professionals alike. You'll find everything you need right on your doorstep – from local shops, doctors, nurseries, and highly regarded schools, to fantastic transport links. For those who enjoy the outdoors, there are plenty of scenic walking routes nearby, as well as a local golf club and beautiful green spaces, making it easy to balance family life with leisure and relaxation.

Key Features:-

- Spacious & Versatile Layout – A blank canvas, ready for you to design and decorate to your taste.
- Entrance Vestibule – Generous space for coats, shoes, and everyday essentials, with potential to convert into a handy utility area.
- Hallway with Storage & Downstairs WC – Practical touches for busy family life.
- Bright Lounge – A welcoming living area featuring an electric fire, with French doors opening onto the patio and south-facing garden.
- Kitchen/Diner – Ample storage and worktop space, plus direct access to the garden – ideal for family meals or entertaining.
- Three Generous Bedrooms – Well-proportioned spaces to suit growing families.
- Family Bathroom – Fitted with a bath and shower over, wash basin, and WC.
- Ample Storage Throughout – Including cupboards on the landing and two external storage units to the front.
- South-Facing Rear Garden – A safe, fully enclosed space with patio, lawn, and shed – perfect for children to play or for you to simply relax and unwind.
- On-Street Parking – Plenty of availability right outside.

This property is full of potential – whether you're a first-time buyer, young family, or savvy investor, it's a fantastic chance to move in, update at your own pace, and truly make it your own. With schools, amenities, and leisure facilities all within easy reach, it's a home that offers both convenience and lifestyle.

Don't miss out – call today to book your viewing and see the possibilities for yourself!

## Features

• CHAIN FREE • DECEPTIVELY SPACIOUS • KITCHEN / DINER • PERFECT OPPORTUNITY TO MAKE YOUR OWN • SOUTH FACING REAR GARDEN • THREE BEDROOMS • DOWNSTAIRS WC • POPULAR LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- A