

HUNTERS[®]

HERE TO GET *you* THERE

7 Holt Park Approach, Adel, Leeds, LS16 7PW

Guide Price £375,000

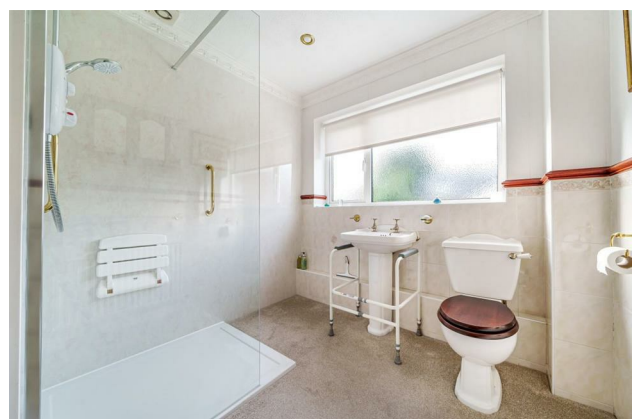
Property Images



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Floorplan

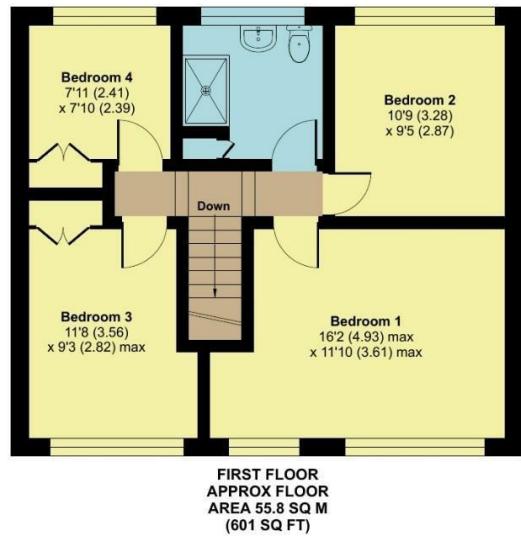
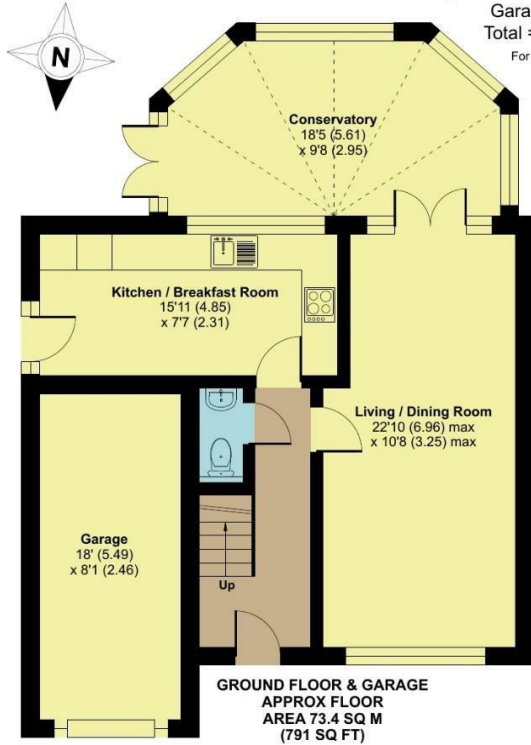
Holt Park Approach, Leeds, LS16

Approximate Area = 1251 sq ft / 116.2 sq m

Garage = 141 sq ft / 13 sq m

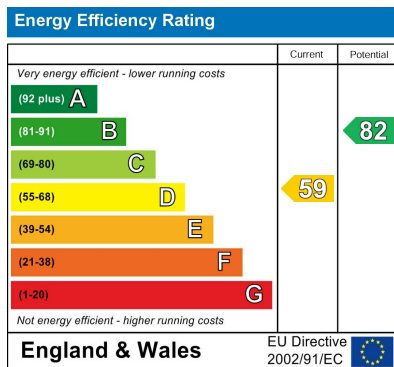
Total = 1392 sq ft / 129.2 sq m

For identification only - Not to scale

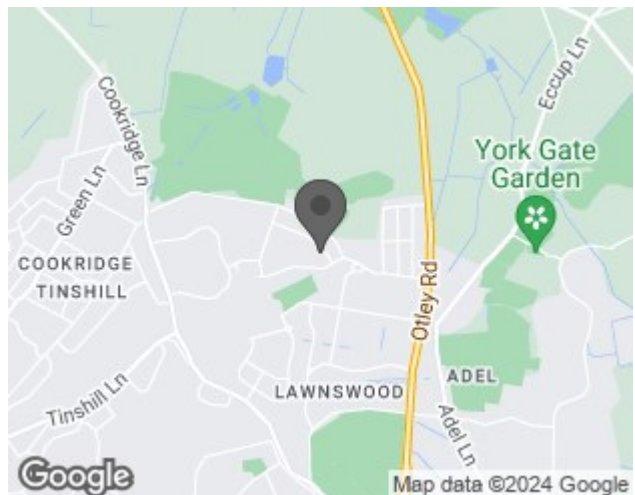


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1043026

EPC



Map



Details

Type: House - Detached Beds: 4 Bathrooms: null Receptions: null Tenure: Freehold

Summary

Hunters are delighted to offer for sale, chain free, this well-proportioned and nicely positioned, four bedroom detached family with scope for modernisation. Offering a great family space inside and out, this home lies within popular school catchment areas and offers convenient access to the many local amenities including Cookridge Hall who's golf course can be seen from the bedrooms. There are lovely local walks in nearby Golden Acre Park and heading North, Otley, Ilkley and the Yorkshire Dales offer a great choice of outdoor pursuits and those Sunday afternoon adventures and walks with the family!

The ground floor accommodation provides; entrance hallway leading to a large living room with dual aspect windows, french doors to a large and spacious conservator and a good sized family kitchen. The property also benefits from a downstairs WC.

On the first floor there are 3 double bedrooms which benefit from large windows and are light and bright. The house bathroom benefits from a walk in shower. A further single bedroom means there is plenty of flexible space for a large family or those who have the requirement for a home office.

All rooms are neutrally decorated, and the property is well maintained.

Outside the double driveway provides plenty of off-street parking and leads to a large garage. The rear and side garden offers space and privacy and is perfect for entertaining family and friends. The lawn and beds are well established.

The sought-after location is excellent for commuting!

Viewing is highly recommended!

Features

• FOUR BEDROOM DETACHED HOME • OFFERED CHAIN FREE • GOOD SIZED PLOT • WELL MAINTAINED AND NEUTRALLY DECORATED • LARGE DRIVEWAY • INTEGRAL GARAGE • EPC: D • COUNCIL TAX: D