



HOLTS CREST WAY,
LEEDS, WEST
YORKSHIRE, LS12 2
AG

Fixed Price £250,000

2 Bedroom House

EPC Rating: B

LINLEY &
SIMPSON

Forming part of the popular development of Holts Crest Way, is this well presented, 2 bedroom, 2 bathroom, end town house.

Set over 3 floors, the light and bright accommodation covers over 720 sqft and occupies a north/west facing aspect, with dual aspect windows throughout, including French doors in the lounge, which open onto a Juliet style balcony - looking over the river below.

The open plan living space is a good size and incorporates a modern kitchen - with integrated appliances, including an electric oven, hob and extractor - all finished off with complementary stone grey granite effect worktops.

Outside there's a small garden to the front and side, ideal for alfresco dining and for those with green fingers.

The property offers allocated parking, with the added benefit of onsite visitors parking.

The Vendor informs us of the following charges:-

Community charge - £150pa

Freehold

THE DEVELOPMENT:-

Holts Crest Way is a quality residential development built by the renowned builder, Strata Homes. The development occupies a stunning riverside setting and is made up of 2, 3 and 4 bedroom town houses, with all properties having allocated parking and access to beautifully maintained communal gardens - ideal for meeting your neighbours.

This property is also well positioned for easy access into and out of the city centre, as well as the motorways and financial district of Leeds.

GROUND FLOOR:-

Upon entering the property, you are met with a spacious entrance hall, which provides access to bedroom 2 and a fantastic modern shower room - complete with utility/laundry room.

FIRST FLOOR:-

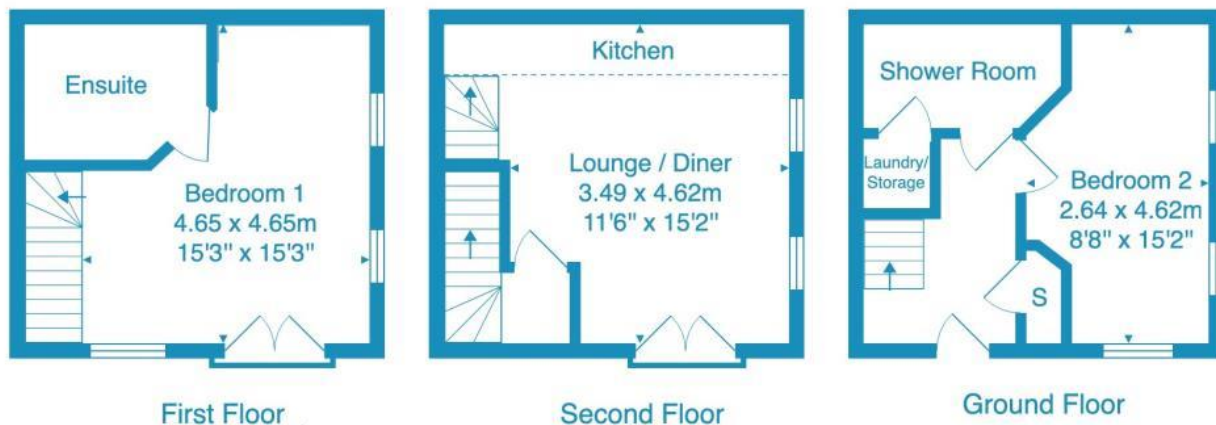
Located on the first floor is the open plan living space. This light and bright, dual aspect room, has floor to ceiling French style doors, which open onto a wrought iron Juliet style balcony - offering panoramic views over the River Aire below and city beyond.

The galley style kitchen is well planned, with extensive matt cream cupboards - finished off with dove grey granite effect worktops. There are an array of both built-in appliances, including an electric oven, halogen hob, with extractor hood over, fridge and freezer. The kitchen also has the added benefit of a handy storage recess, which sits at the top of the stairs.

MASTER BEDROOM / TOP FLOOR:-

The main bedroom is more of a suite and a very light, bright and airy space. There is ample room for a king-size bed, side tables, drawers and extensive wardrobes if so desired. Again floor to ceiling French style doors, open onto a Juliet balcony - offering those wonderful views over the river below. This lovely room also has the added benefit of a wall of built-in wardrobes, with soft close doors and a spacious en-suite bathroom, with mixer shower over bath.





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95	(92-100) A		98
(81-91) B	82		(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		