



Hollyshaw Lane, LEEDS LS15 7AG

welcome to

Hollyshaw Lane, LEEDS

William H Brown are proud to present to the market this FOUR bedroom IMPRESSIVE CORNER PLOT SEMI-DETACHED house with THREE RECEPTION rooms and a SPACIOUS garden to the rear.



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This four bedroom property comprises in brief to the ground floor a welcoming entrance hallway giving access to the sitting room, kitchen/dining/lounge, lobby with W/C, reception room and staircase leading to the first floor. To the first floor, there is a landing leading to four good size bedrooms, bedroom one with en-suite and bedroom four with walk-in wardrobe, family bathroom and staircase leading to the second floor which is the loft room.

Externally, secured behind electric gates with CCTV, there is a paved garden to the front with a large driving way providing off-street parking for multiple cars. The garden to the front is laid mainly to lawn with outside lights and well stocked planted borders, A real highlight is the rear garden, spacious outdoor oasis with abundant natural beauty, the rear garden is perfect for summer time entertaining.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre.



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Entrance Hallway

Sitting Room

15' 1" x 11' 6" (4.60m x 3.51m)

Kitchen/Dining/Lounge

19' 8" x 22' 5" (5.99m x 6.83m)

Lobby With W/C

10' 5" x 4' 3" (3.17m x 1.30m)

Reception Room

15' 1" x 11' 6" (4.60m x 3.51m)

Bedroom One With En-Suite

11' 3" x 7' 8" (3.43m x 2.34m)

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom Three

10' 3" x 8' 1" (3.12m x 2.46m)

Bedroom Four

12' 1" x 6' 4" (3.68m x 1.93m)

Family Wetroom

Loft Room

14' 8" x 13' 1" (4.47m x 3.99m)



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Hollyshaw Lane, LEEDS

- SIZEABLE CORNER PLOT SEMI-DETACHED
- THREE RECEPTIONS; ONE LOBBY
- THREE BEDROOMS; ONE EN-SUITE
- IMPRESSIVE KITCHEN/DINER/LOUNGE
- LOFT ROOM

Tenure: Freehold EPC Rating: D

£449,999



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109671 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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