



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.

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

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109671 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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