



**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

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109671 - 0012

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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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