



Hollindale House, Hollin Lane, Leeds LS16 5LZ

welcome to

Hollindale House, Hollin Lane, Leeds

A two bed ground floor apartment located in a popular and sought after location, which provides access to transport links and amenities.



Hollindale House, Hollin Lane

A ground floor apartment which is enviably located in the Weetwood area, which provides excellent access to local transport link and shopping facilities. The accommodation briefly comprises; entrance hall, open plan lounge and kitchen, two bedrooms one with master en-suite and shower room. Externally the property provides communal parking and gardens.

Entrance Hall

The entrance hall has a radiator and allows access to the principle rooms in the apartment.

Open Plan Lounge And Kitchen

18' 3" x 15' 3" (5.56m x 4.65m)

Lounge

A bright and welcoming lounge with a radiator and two sets of double glazed patio doors opening out to a Juliette balcony.

Kitchen

A fitted kitchen with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; integrated electric oven, with gas hob over and cooker hood above. Integrated washing machine, dishwasher and under counter fridge freezer. Tiling to splash backs and double glazed window to the side elevation.

Bedroom one

12' 9" x 10' 5" (3.89m x 3.17m)

A double bedroom with a radiator and double glazed window to the rear elevation. Bedroom one also benefits from having an en-suite.

En-Suite

With a walk in shower cubicle with rainfall shower head, wash hand basin and low flush wc. Chrome ladder style radiator, part tiling to walls and a double glazed window to the rear elevation.

Bedroom Two

8' 10" x 6' 4" (2.69m x 1.93m)

Bedroom two has a radiator and double glazed window to the rear elevation.

Shower Room

With a walk in shower cubicle, wash hand basin and low flush wc. Chrome ladder style radiator, full tiling to walls and an extractor fan.

Externally

Externally the property sits in well maintained communal gardens as well as communal parking to the rear.



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Hollindale House Hollin Lane, Leeds

- Guide Price £210,000 - £220,000
- Ground Floor Apartment
- Two Bedrooms
- En-suite & Shower Room
- Communal Gardens & Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108414 - 0003

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