



**Holt Park Gardens, Leeds LS16 7RB**

**welcome to**

**Holt Park Gardens, Leeds**

**\*\*GUIDE PRICE £410,000 - £415,000\*\*** Offered with NO ONWARD CHAIN is this spacious and well cared for FIVE bedroom family home in Cookridge. Accommodation is well proportioned throughout and benefits from a driveway, garage & attractive gardens. Internal viewing is highly recommended.



## Holt Park Gardens

A five bedroom detached family home in a great location close to local amenities, good schools and transport links. The home has been well-cared for by the previous owners however may benefit from some modernisation if you so wish. Accommodation is spacious throughout and briefly comprises; Entrance hall, downstairs WC, generous lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are five good sized bedrooms and a spacious family bathroom. The property benefits from a driveway and single garage providing ample off street parking and storage. There are well cared for, attractive gardens to both front and rear. This home is offered with NO ONWARD CHAIN and internal viewing is highly recommended to appreciate the size and scope of accommodation on offer.

### Ground Floor

#### Entrance Hall

A good sized entrance hall with door to the front, radiator and stairs leading up to the first floor

#### Downstairs Wc

A useful addition to a family home with tiled floors and walls, WC, pedestal wash basin and extractor

#### Lounge

23' 8" max x 10' 9" max ( 7.21m max x 3.28m max )

A spacious lounge with neutral decor, electric fireplace with feature surround, two radiators and windows to both front and side and further glass doors opening out onto the rear - allowing ample natural light into this room. There is an archway opening into the;

#### Dining Room

8' 10" x 10' 10" ( 2.69m x 3.30m )

A good sized second reception room ideal as dining room with neutral decor, radiator and window to the rear overlooking the garden.

## Kitchen

15' 5" x 7' 11" ( 4.70m x 2.41m )

The fitted kitchen features a range of wall and base units with laminate work surfaces over, sink and drainer unit with mixer tap, tiled splash backs and vinyl flooring. There is an integrated double oven, gas hob with extractor over, space and plumbing for washing machine and dishwasher and space for a free standing fridge freezer. Door to the side and window to the rear.

### First Floor Landing

With stairs from the ground floor and access to the loft via a pull down ladder.

#### Bedroom One

10' 10" max x 10' 6" + recess ( 3.30m max x 3.20m + recess )

A good sized double bedroom with neutral decor, wood flooring, useful integrated wardrobes, overhead storage and dressing table, radiator and window to the front.

#### Bedroom Two

13' 6" x 7' 11" ( 4.11m x 2.41m )

A second double bedroom with radiator and window to the side

#### Bedroom Three

10' 10" x 8' 10" ( 3.30m x 2.69m )

A third good sized bedroom with wooden flooring, radiator and window to the rear with views over the garden.

#### Bedroom Four

7' 11" x 7' 8" ( 2.41m x 2.34m )

Neutral decor, laminate flooring, useful integrated wardrobe, radiator and window to the side

#### Bedroom Five

7' 7" x 6' ( 2.31m x 1.83m )

This room would be ideal as a nursery or as a home office with radiator and window to the front.

## Bathroom

A good sized family bathroom comprises; bath tub, separate walk in shower cubicle, low flush wc, pedestal wash basin, tiled walls, vinyl flooring, radiator and two windows to the rear.

## Garage

The property benefits from a single garage with up and over doors and window to the side

## Outside

To the front of the property there is a garden laid to lawn with mature borders. The property benefits from a paved driveway to the front which leads down the side of the property providing ample off street parking, There is a gate allowing access to the rear garden.

A particular feature of this home is the well cared for, generous garden to the rear which is mainly laid to lawn with an array of mature shrubs and borders, there is a paved patio area and wildlife pond.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



**view this property online** [williamhbrown.co.uk/Property/HFT106338](http://williamhbrown.co.uk/Property/HFT106338)



welcome to

## Holt Park Gardens, Leeds

- \*\*GUIDE PRICE £410,000 - £415,000\*\*
- Five Bedroom Detached Family Home
- Mature & Well-cared for Garden
- Offered with NO CHAIN
- Spacious Accommodation

Tenure: Freehold EPC Rating: D

guide price

**£410,000 - £415,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT106338](http://williamhbrown.co.uk/Property/HFT106338)



Property Ref:  
HFT106338 - 0004

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 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](http://williamhbrown.co.uk)