



Holtdale Fold, Leeds LS16 7RS

welcome to

Holtdale Fold, Leeds

SOLD AS SEEN and offered with NO CHAIN is this two bedroom mid terrace house offering open plan living and low maintenance private rear garden. Internal viewing is a must to appreciate the accommodation on offer.



Holtdale Fold

Offered with NO ONWARD chain and sold as seen is this two bedroom mid-terrace home in a popular residential area close to local amenities, good schools and transport links. The property is spacious throughout and briefly comprises; Entrance hall, lounge, fitted kitchen diner, two good sized bedrooms and a bathroom. Outside the property benefits from a low maintenance garden. This property is sure to appeal to a number of buyers and internal viewing is highly recommended.

Ground Floor

Entrance Hall

With laminate flooring, a radiator and stairs leading to the first floor.

Lounge

16' 7" x 8' 7" (5.05m x 2.62m)

A bright and airy room, open to the kitchen/diner with laminate flooring, two skylights, fully glazed patio doors and a window to the rear.

Kitchen/Diner

20' 6" x 12' 6" Max (6.25m x 3.81m Max)

A spacious kitchen/diner, open to the lounge area and offering a range of wall and base units with wood worksurfaces incorporating a sink, drainer and hob with extractor hood above. There is an integrated oven and spaces for a fridge freezer and washing machine. The room also benefits from having a breakfast bar, radiator and laminate flooring.

First Floor

Landing

The stairs rise from the hallway onto the carpeted landing with a double glazed window to the front, doors to two bedrooms and bathroom.

Bedroom One

13' 5" Max x 8' 9" Max (4.09m Max x 2.67m Max)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a double glazed window.

Bedroom Two

9' 7" x 6' 11" (2.92m x 2.11m)

A good size room positioned to the rear elevation with carpet flooring, radiator and a double glazed window.

Bathroom

Part tiled and fitted with a three piece suite comprising of a bath with shower over, wc, pedestal wash hand basin, heated towel rail and a double glazed window to the front.

Outside

To the rear of the property there is a low maintenance garden with paved and pebbled seating areas with well established trees providing privacy.

Agents Note

Please note that this property is sold of seen and limited information will be available with regards to property information.



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welcome to

Holtdale Fold, Leeds

- Mid Terrace House
- Two Bedrooms
- Open Plan Living/Dining/Kitchen
- Private Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: C

£140,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT106846 - 0002

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