



**Holt Way, Leeds LS16 7QP**

welcome to

## Holt Way, Leeds

Modern, spacious & move-in ready!

This stylish three-bedroom semi-detached home on Holt Way offers generous living space, great outdoor areas, and a prime location close to shops, schools, and transport links — a fantastic find for families and first-time buyers alike!



## Holt Way

A well-presented three-bedroom semi-detached home offering spacious, ready-to-move-into accommodation that's sure to appeal to a wide range of buyers. Internal viewing is highly recommended to fully appreciate what this lovely home has to offer.

Downstairs features a generous open-plan lounge/dining room with plenty of space for both relaxing and entertaining, along with a modern fitted kitchen. Upstairs, there are three good-sized bedrooms and a spacious house bathroom.

Externally, the property benefits from a driveway and garage, providing ample off-street parking and storage. The enclosed rear garden is paved for easy maintenance, with mature planting and seating areas ideal for relaxing or hosting guests.

Located on Holt Way, a popular residential area close to local amenities including Asda and the leisure centre, as well as well-regarded schools and excellent transport links — this is a fantastic opportunity not to be missed.

### Ground Floor Entrance Porch

Door to the front open into the welcoming porch with wooden flooring and double doors into the lounge

### Lounge

14' 5" x 10' 10" ( 4.39m x 3.30m )

A spacious and inviting lounge featuring elegant wooden flooring, a wall-mounted electric fireplace, and a large front-facing window that fills the room with natural light. A central radiator adds warmth, and the space flows seamlessly into the adjoining dining area, perfect for modern living. Door to stairs leading to the first floor.

### Dining Room

8' 5" x 8' 4" ( 2.57m x 2.54m )

A second reception room open to the lounge with wooden flooring, radiator and window to the rear

### Kitchen

7' 10" x 10' 3" ( 2.39m x 3.12m )

The modern fitted kitchen features a stylish range of wall and base units with complementary work surfaces and classic tiled splashbacks. A sink with drainer and mixer tap sits beneath a rear-facing window, while integrated appliances include a double oven, gas hob, and wine fridge. There's space for a washing machine and fridge freezer, with tiled flooring, a radiator, and a rear access door completing the space.

### First Floor

#### Landing

With stairs from the ground floor and window to the side.

#### Bedroom One

9' 8" max past robes x 12' 5" ( 2.95m max past robes x 3.78m )

A good sized double bedroom with useful fitted wardrobes, radiator and window to the rear

#### Bedroom Two

10' x 9' 7" ( 3.05m x 2.92m )

A second double bedroom with laminate wood flooring, radiator and window to the rear

#### Bedroom Three

9' 2" x 8' 9" ( 2.79m x 2.67m )

A good sized third bedroom with laminate flooring, radiator and window to the front

#### Bathroom

The generous house bathroom features a full-size bath, separate shower cubicle, pedestal wash basin, and low flush WC. A heated towel rail adds comfort, while attractive part-tiled walls and tiled flooring create a clean, modern finish. Dual-aspect windows to the rear and side provide plenty of natural light.

### Outside

To the front, the property benefits from a driveway and detached garage, offering ample off-street parking and useful storage. A shared front garden with mature shrubs adds a touch of greenery and kerb appeal.

The rear garden is designed for low maintenance, with paved areas ideal for relaxing or entertaining. Mature planting and established fence and tree borders provide a sense of privacy and seclusion.

### Agents Note

- The windows are 3 years old
- The boiler is 5 years old

### Garage

18' 4" x 7' 7" ( 5.59m x 2.31m )



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## Holt Way, Leeds

- Three Bedroom Semi-detached Home
- Driveway & Garage
- Low Maintenance Rear Garden
- Popular Residential Area
- Modern Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C



**£310,000**

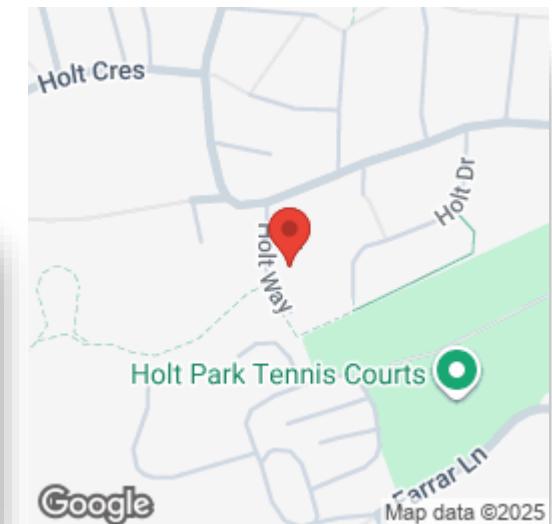


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Property Ref:  
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