



Holmwood Park Crescent, Leeds LS8 1DH

welcome to

Holmwood Park Crescent, Leeds

This ground floor flat, exclusively for residents aged 50 and over, offers a welcoming lounge with patio doors that open onto a private patio area. The property features a newly installed kitchen. Residents also benefit from access to communal gardens, and communal parking.



Flat 5, 21 Park Crescent Entrance Hall

The hallway includes a generously sized storage cupboard, an electric radiator, elegant coving, and carpeted flooring throughout. An intercom system is also installed for secure and convenient access at the main entrance.

Lounge

15' 8" x 10' 6" (4.78m x 3.20m)

The lounge is well-proportioned and features an electric fire with an attractive surround which adds a warm and stylish focal point. It has carpet flooring and decorative ceiling coving. Double-glazed patio doors at the rear of the room open onto a patio area, creating a seamless indoor-outdoor living experience.

Kitchen

10' 6" x 5' 11" (3.20m x 1.80m)

The kitchen has been newly fitted and features a rear double-glazed window. It includes an integrated microwave, electric hob, and oven. There are spaces for an under-counter fridge and freezer. A range of wall and base units provide ample storage, complemented by a good amount of worktop space incorporating a sink with drainer. The room is finished with practical and easy-to-maintain vinyl flooring.

Bedroom One

14' x 8' 5" (4.27m x 2.57m)

The double bedroom features fitted wardrobes and overhead cupboards, providing ample storage space. It benefits from rear double-glazed window, an electric radiator and ceiling coving that adds a refined touch to the room.

Shower Room

The shower room features a electric shower cubicle, a vanity sink, and a toilet. The space is fully tiled for a easy-to-maintain finish and includes an extractor fan for ventilation.

Outdoor

Outdoors offers a private patio area and access to well-maintained communal grounds and shared parking facilities.



view this property online williamhbrown.co.uk/Property/OAK109498



welcome to

Holmwood Park Crescent, Leeds

- OVER 50'S
- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- COMMUNAL PARKING
- OWN PATIO AREA

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109498



Property Ref:
OAK109498 - 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 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk