



**Holts Crest Way, Leeds, LS12 2AH**



**welcome to**

## **Holts Crest Way, Leeds**

Modern three-storey townhouse on Holts Crest Way featuring two bedrooms, two bathrooms, an open-plan kitchen and lounge, and allocated parking. Viewing highly recommended!



## Property Information

Situated on the sought-after Holts Crest Way, this modern three-storey townhouse offers stylish and practical living. Featuring two well-proportioned bedrooms and two bathrooms, the property also boasts an open-plan kitchen and lounge with contemporary finishes, perfect for entertaining or relaxing. With allocated parking for added convenience, this home is ideal for professionals, couples, or small families. Viewing is highly advised to fully appreciate what this property has to offer.

### Ground Floor Entrance Hall

The entrance hall features a storage cupboard, carpet flooring, and stairs leading to the first floor.

### Bedroom Two

15' 3" x 8' 8" ( 4.65m x 2.64m )

Bedroom Two is a spacious double room with a double-glazed window to the front, a radiator, carpet flooring, and ample natural light.

### Bathroom

7' 6" max x 6' 6" max ( 2.29m max x 1.98m max )

The downstairs bathroom features a heated towel rail, tiled flooring, a low-flush WC, a wash basin, and a shower cubicle for convenience and style. There is also a utility cupboard which houses the washing machine.

## First Floor Kitchen Lounge

15' 9" x 15' 3" ( 4.80m x 4.65m )

The open-plan kitchen and lounge area boasts a Juliette balcony, a radiator, and stylish laminate flooring. The kitchen is fully equipped with an integrated oven and induction hob, an integrated fridge freezer, and an extractor fan, creating a modern and functional space.

## Second Floor Bedroom One

15' 2" x 13' 7" ( 4.62m x 4.14m )

Bedroom One is a generous double room featuring a Juliette balcony and a double-glazed window to the front, providing plenty of natural light. The room also benefits from built-in storage, access to the loft, a radiator, and carpet flooring.

### Ensuite

7' 4" max x 6' 1" max ( 2.24m max x 1.85m max )

The ensuite bathroom includes a bath with shower over, a wash basin, WC, heated towel rail, and extractor fan, offering both comfort and practicality.

### Parking

The property benefits from allocated parking.



**view this property online** [williamhbrown.co.uk/Property/PDY116283](http://williamhbrown.co.uk/Property/PDY116283)



**welcome to**

## **Holts Crest Way, Leeds**

- 2 bedrooms
- 2 bathrooms
- Open plan kitchen & lounge
- Allocated parking
- 3 storeys

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: B

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY116283](http://williamhbrown.co.uk/Property/PDY116283)



Property Ref:  
PDY116283 - 0003

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 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



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