









## 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.





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# **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

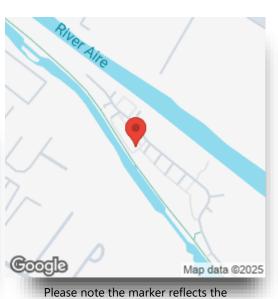
guide price

£270,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116283



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