

# HUNTERS®

HERE TO GET *you* THERE



## Holts Crest Way

Leeds, LS12 2AG

£375,000



Council Tax: C



# 18 Holts Crest Way

Leeds, LS12 2AG

£375,000



- Four spacious bedrooms
- Two well-appointed bathrooms
- Chef's delight kitchen
- Integrated kitchen appliances
- Bright reception room
- Access to garden
- Main with en-suite
- Private driveway parking
- Near canal and green spaces
- Built-in wardrobes

Presenting this charming end of terrace house, currently listed for sale and in good condition. The property boasts a generous layout with four spacious bedrooms, two well-appointed bathrooms, and a single reception room, plus private drive parking.

The kitchen is a chef's delight, featuring an integrated fridge, freezer, oven, and hob. Ample storage is available with matching units and draw units. The reception room is a bright and welcoming area with access to the garden via double doors, perfect for entertaining guests.

Each of the four bedrooms offers ample space, with two of them featuring built-in wardrobes. The main bedroom enjoys the luxury of an en-suite bathroom and built-in wardrobes. The two bathrooms are well-equipped with either a shower over bath or a shower cubicle, a toilet, and a sink, each designed to provide a relaxing retreat.

One of the unique features of this property is the fenced and part-paved/lawned garden with a substantial garden shed. There's also parking for 1 car on private driveway, with further parking also available for residents and visitors, which is a real bonus.

The property is ideally located with access to public transport links, green spaces, walking routes and cycling routes. This sought-after location makes it ideal for first-time buyers and families alike. This delightful property is not just a home, but a lifestyle.

## HALLWAY

6'8" x 5'10" (2.05 x 1.78)

## KITCHEN/DINER

14'3" x 8'0" (4.35 x 2.44)

## DOWNSTAIRS WC

6'4" x 3'5" (1.94 x 1.06)

## LIVING

15'1" x 11'0" (4.60 x 3.37)

## LANDING

## BEDROOM 1

14'4" x 8'4" (4.38 x 2.55)

## BEDROOM 2

15'1" x 8'11" (4.60 x 2.74)

## BEDROOM 3

15'1" x 14'7" (4.60 x 4.47)

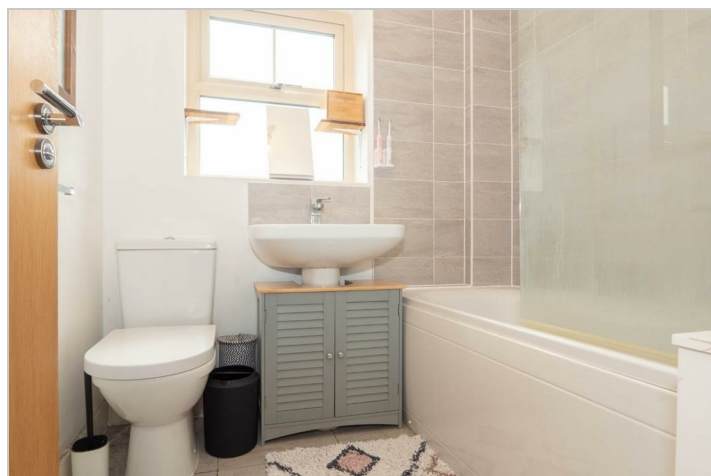
## BEDROOM 4

10'7" x 8'9" (3.25 x 2.68)

## BATHROOM

6'3" x 6'3" (1.92 x 1.92)

## ENSUITE



Road Map



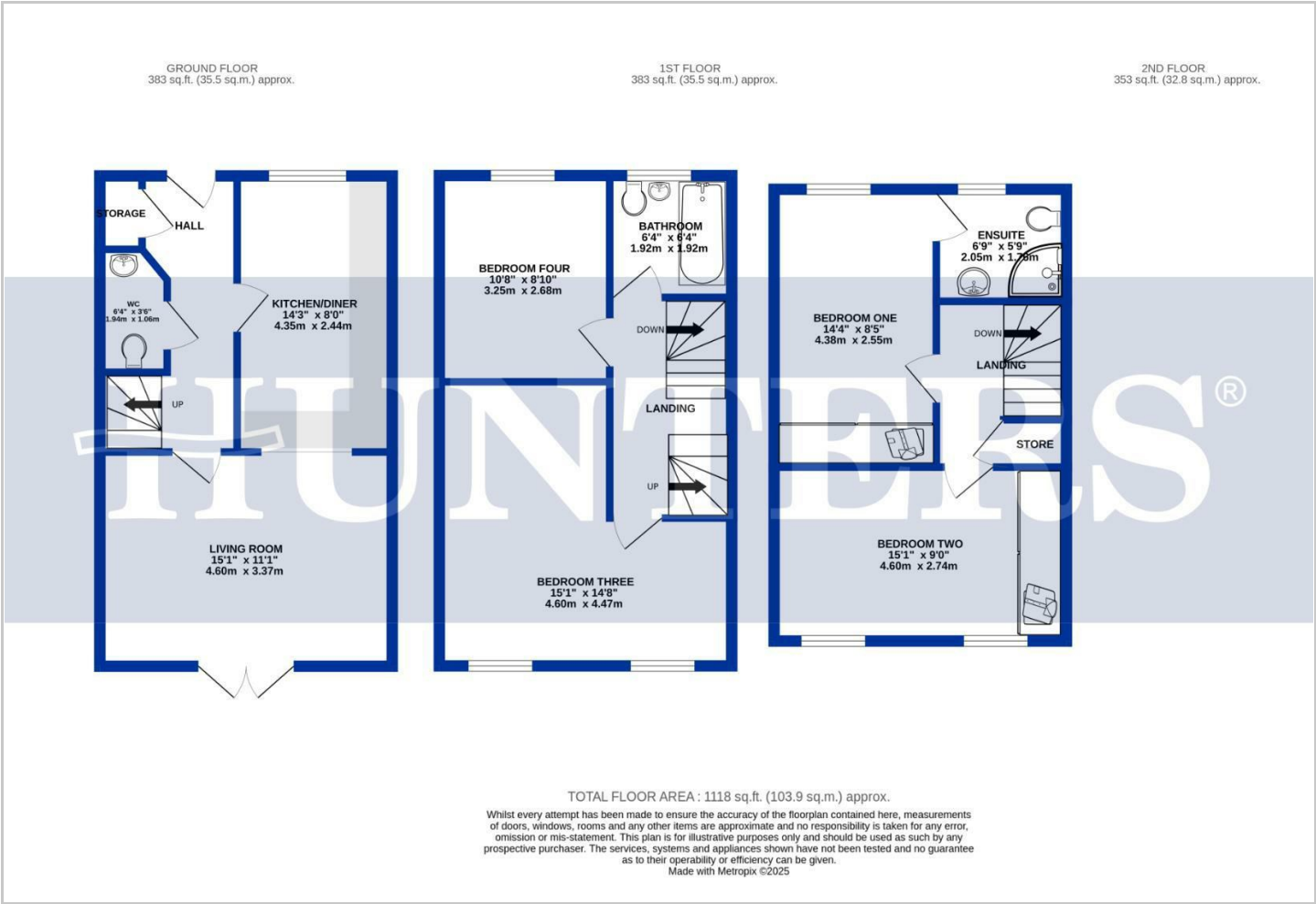
Hybrid Map



Terrain Map



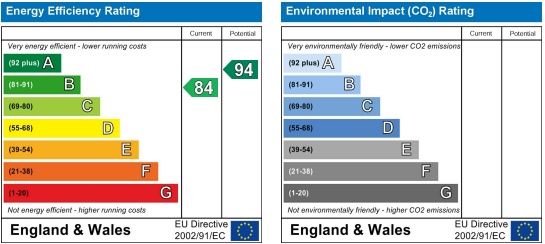
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.