

HUNTERS®





HERE TO GET *you* THERE



Holts Crest Way

Leeds, LS12 2AG

Offers Over £375,000

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Council Tax: C



10 Holts Crest Way

Leeds, LS12 2AG

Offers Over £375,000



- Highly sought-after urban location
- Easy city and green space access
- Spacious dual reception rooms
- Modern kitchen with integrated appliances
- Bright main living room
- Beautifully maintained rear garden
- Three double bedrooms
- Principal bedroom with en suite
- Allocated parking space
- Ready to move in

This well-presented modern style end of terrace house offers an excellent opportunity for families, first-time buyers, or those looking to upsize, in a highly sought-after urban location with easy access to the city, green spaces, public transport, and scenic walking and cycling routes near the canal.

Upon entry, the ground floor welcomes you with internal storage and a convenient cloakroom with a downstairs WC. The accommodation features two spacious reception rooms. The main living room, on the first floor is bright and versatile, boasting twin front windows, and the potential to be repurposed as an additional bedroom if desired. The second reception room on the ground floor, enjoys serene garden views, integrated storage, and semi-open access to the modern kitchen, complete with ample storage units, oven, hob, fridge freezer, and dishwasher. Double doors seamlessly connect this space to a beautifully maintained rear garden, which is part-lawned and paved ideal for outdoor furniture, relaxation, and entertaining. The garden also benefits from a large external shed for additional storage.

Upstairs, you will find three double bedrooms, all thoughtfully decorated. The principal bedroom boasts a practical en suite for added privacy, while the second bedroom features twin front windows for abundant natural light. The third double bedroom offers comfortable proportions for family life. The family bathroom is fitted with a stylish white suite, shower over bath, and tastefully tiled surround.

Additional highlights include an allocated parking space to the front of the property, a well-decorated interior throughout, ensuring this home is ready to move straight into.

Tel: 0113 257 6198

KITCHEN

8'0" x 14'1" (2.46 x 4.31)

DINING

15'1" x 10'3" (4.60 x 3.13)

DOWNSTAIRS WC

2'11" x 5'11" (0.89 x 1.81)

LIVING / BEDROOM

15'1" x 14'2" (4.60 x 4.34)

BEDROOM THREE

8'2" x 10'3" (2.51 x 3.13)

MAIN BATHROOM

6'5" x 5'8" (1.96 x 1.74)

MAIN BEDROOM

8'3" x 15'8" (2.52 x 4.80)

BEDROOM TWO

15'1" x 8'9" (4.60 x 2.67)

ENSUITE

6'3" x 5'9" (1.92 x 1.77)

SHED

12'10" x 10'1" (3.93 x 3.08)

ALLOCATED PARKING X1



Road Map



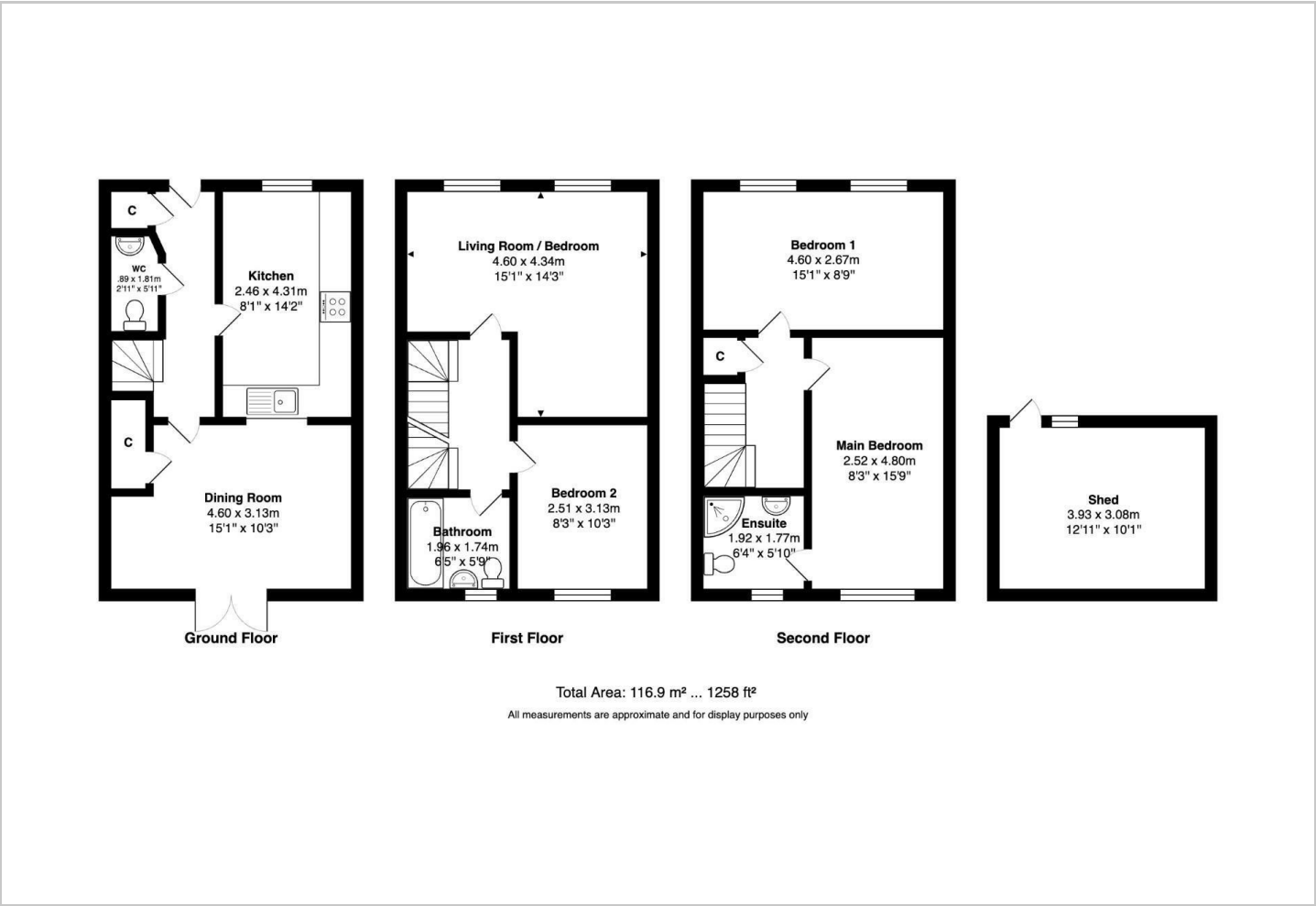
Hybrid Map



Terrain Map



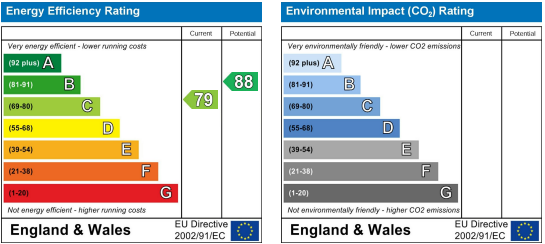
Floor Plan



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.