

HUNTERS®

HERE TO GET *you* THERE



Holts Crest Way

Leeds, LS12 2AG

Offers Over £375,000



Council Tax: C



32 Holts Crest Way

Leeds, LS12 2AG

Offers Over £375,000



- Modern through terraced house
- Three spacious double bedrooms
- Arranged over three modern floors
- Two versatile reception rooms
- Enclosed garden with decking
- Modern kitchen with integrated appliances
- Main bedroom with en-suite
- Allocated private parking space
- Stunning city and river views
- Close to green space and transport links

Offered with NO CHAIN INVOLVED and Introducing this immaculate three-bedroom modern terraced house, thoughtfully arranged over three floors and available for sale in a highly sought-after location close to the city. This superb home is ideal for first-time buyers and families, offering contemporary living with a host of desirable features.

Upon entering through the hallway, you are greeted by a light space with access to the DOWNSTAIRS WC. The ground floor DINING/SITTING ROOM benefits from double doors opening directly onto a fully enclosed rear garden, providing seamless indoor-outdoor living. The garden itself features low-maintenance artificial grass and stylish wood decking, creating a perfect space for alfresco dining and entertaining throughout the year. The L-shaped LIVING ROOM, on the first floor at the front of the property enjoys twin windows flooding the space with natural light and can readily accommodate a corner sofa or function as an additional bedroom if desired.

The modern, well-appointed ground floor BREAKFAST KITCHEN boasts integrated appliances, ample storage, a fitted breakfast table, and natural light, making it an inviting setting for casual meals and food preparation.

Upstairs, THREE generous bedrooms offer flexibility for family life or home working. The main bedroom includes an EN-SUITE shower room, built-in wardrobes, and a stylish vanity sink with storage. The second double bedroom, currently used as a nursery, benefits from twin windows, while the third bedroom serves as a comfortable home office or guest room. The family BATHROOM, located on the first floor, is fitted with a heated towel rail and a shower over the bath.

Additional highlights include allocated PARKING and fantastic rear views over the city and river. The property enjoys proximity to public transport links, green spaces, and popular walking and cycling routes, making it an exceptional home in an enviable position.

Tel: 0113 257 6198

ENTRANCE HALL

DOWNSTAIRS WC

6'0" x 2'11" (1.83 x 0.90)

DINING/SITTING ROOM

15'1" x 10'2" (4.60 x 3.11)

BREAKFAST KITCHEN

14'2" x 8'0" (4.33 x 2.45)

LIVING ROOM

15'1" x 14'2" (4.60 x 4.33)

BEDROOM ONE

15'7" x 8'3" (4.77 x 2.52)

EN-SUITE

6'3" x 5'8" (1.92 x 1.73)

BEDROOM TWO

15'1" x 8'6" (4.60 x 2.60)

BEDROOM THREE

8'4" x 10'2" (2.56 x 3.11)

BATHROOM

6'2" x 5'8" (1.88 x 1.75)



Road Map



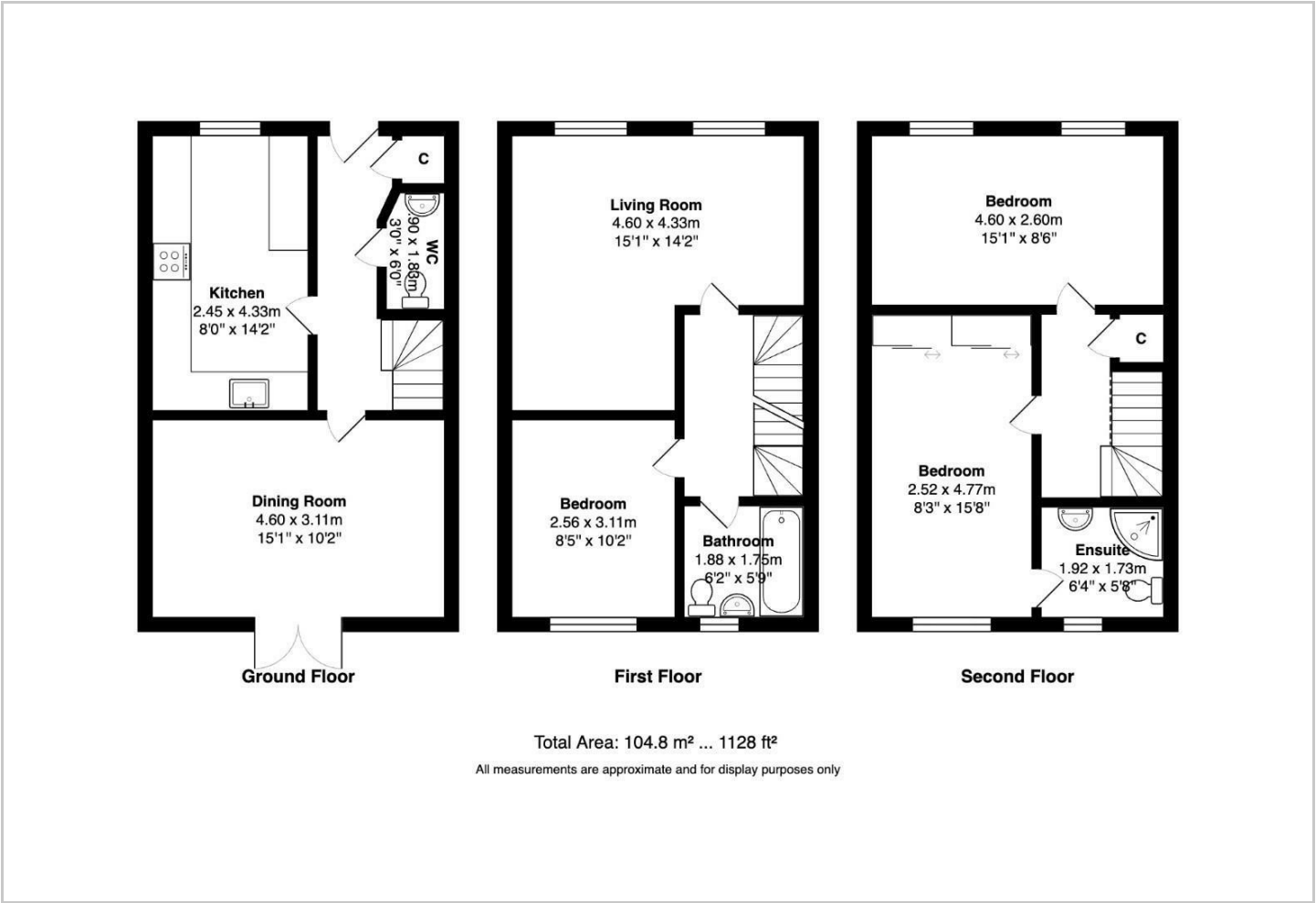
Hybrid Map



Terrain Map



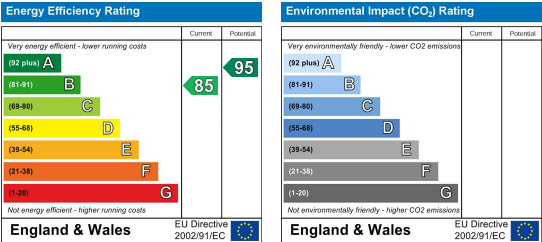
Floor Plan



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.