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Letting Agents

dwell

Holt Way  
Leeds  
LS16 7QP  
£300,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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## Property Details

- Beautifully Presented Terraced Property
- Private Driveway
- Three Double Bedrooms
- Entrance Porch
- Integral Garage
- Wood Burning Stove
- Insulated and Carpeted Loft Space
- Modern Kitchen
- Attractive Rear Garden
- Very Spacious Family Bathroom

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## Property Description

We are delighted to offer to the market this beautifully presented three-bedroom semi-detached property situated within the popular residential Holt Park area of much sought after Adel.

Boasting three double bedrooms, an integral garage - ideal for conversion (STP), a lovely rear garden and additional carpeted and insulated loft space, this charming property benefits from a generous private driveway and an abundance of character throughout.

Accessed via an entrance porch with an internal door to the left leading into the integral garage, the ground floor has been successfully zoned to include a living and dining area, with the dining area leading out to the rear garden through patio doors at the rear, and a modern kitchen to the left. Absolutely ideal for those who love entertaining, the ground floor also incorporates a wood burning stove and some exposed stone brickwork adding flourishes of character.

Carpeted stairs rise to the first-floor landing which leads to three double bedrooms, plus a very spacious and beautifully finished family bathroom incorporating both a bath and walk in shower.

The bedrooms are all generously sized with the master and third bedroom overlooking the front of the property, and the second bedroom enjoying views of the rear garden.

From the first-floor landing, another staircase rises to fully carpeted and insulated loft space with extensive views out to the rear through two Velux style windows and access to eaves storage.

Externally to the front can be found a spacious private driveway offering parking for three vehicles in addition to gated side access to the rear where there can be found an attractive and generously sized enclosed garden including a neat lawn and raised deck seating area with pergola - ideal for entertaining friends and family!

Adel itself is ideally located for access to Leeds city centre, Ilkley and Harrogate, being just a 5 minute drive from the outer ring road. Nearby amenities including the Asda superstore, a selection of popular pubs, cafes, shops and eateries and easy access to open green space within Holt Park including the nearby sports facility. There are regular transport links to surrounding areas including Horsforth, Kirkstall, Headingley and Cookridge.



# Gallery



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## Area Map

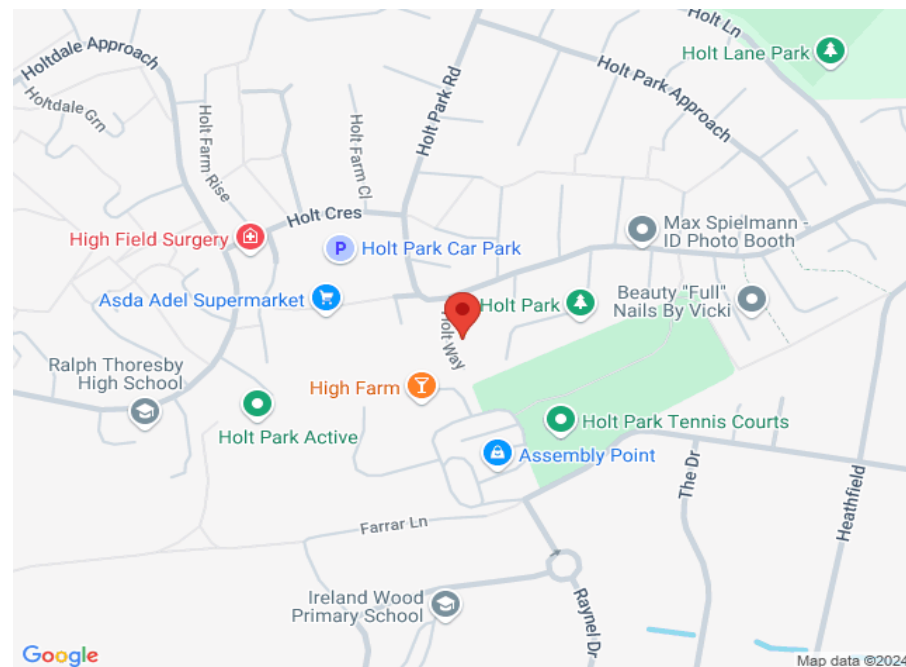
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# Floor Plans

## Floor Plan – 91.42 m<sup>2</sup>



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
Performance  
Rating

**D**