

HUNTERS[®]

HERE TO GET *you* THERE



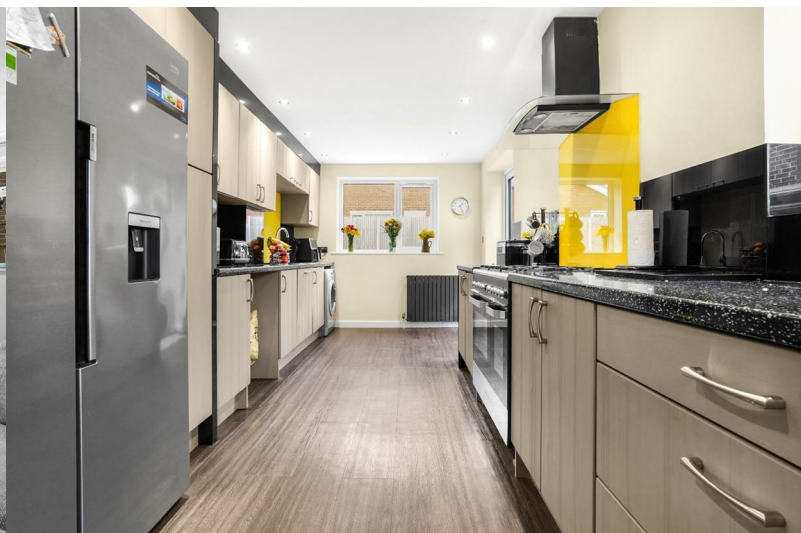
Holt Park Drive

Adel, Leeds, LS16 7RG

Asking Price £400,000

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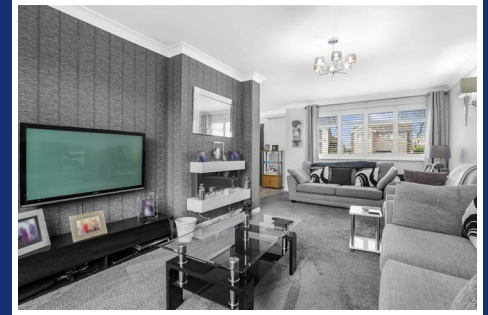
Council Tax: E



1 Holt Park Drive

Adel, Leeds, LS16 7RG

Asking Price £400,000



Entrance Hall

11'3" (max) - 6'9" (max) (3.43m (max) - 2.06m (max))
Radiator and stairs to the upper level.

Cloakroom

5'0" (max) - 2'9" (max) (1.52m (max) - 0.84m (max))
Housing the boiler.

Downstairs W/C

6'3" (max) - 2'9" (max) (1.91m (max) - 0.84m (max))
Fully tiled walls and floor, wash hand basin, heated towel rail and w/c.

Lounge

19'0" (max) - 11'0" (max) (5.79m (max) - 3.35m (max))
Electric fire with surround, radiator, open plan to the dining room and sliding doors to the rear garden patio.

Dining Room

10'1" (max) - 9'6" (max) (3.07m (max) - 2.90m (max))
Open to the lounge. Radiator.

Kitchen Breakfast Room

15'6" (max) - 9'6" (max) (4.72m (max) - 2.90m (max))
Stainless steel sink with drainer, space for range cooker and extractor fan over, radiator, double doors to the rear garden and a range of wall and base units.

Landing

16'9" (max) - 10'0" (max) (5.11m (max) - 3.05m (max))
Radiator, store room and stairs to the lower level.

Master Bedroom

20'1" (max) - 8'9" (max) (6.12m (max) - 2.67m (max))
Radiator.

Ensuite

5'0" (max) - 4'6" (max) (1.52m (max) - 1.37m (max))
Fully tiled walls and floor, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Bedroom Two

13'6" (max) - 11'9" (max) (4.11m (max) - 3.58m (max))
Radiator.

Bedroom Three

11'9" (max) - 7'3" (max) (3.58m (max) - 2.21m (max))
Radiator.

Bedroom Four

11'3" (max) - 6'6" (max) (3.43m (max) - 1.98m (max))
Radiator and built in wardrobes.

House Bathroom

8'6" (max) - 6'6" (max) (2.59m (max) - 1.98m (max))
Fully tiled walls and floor, panel bath, shower cubicle with glass enclosure, wash hand basin and w/c.

Front and Side Gardens

Grassed lawns, mature hedges, Flower beds, plants, shrubs and bushes.

Driveway

With parking for several vehicles.

Attached Garage

19'0" (max) - 8'9" (max) (5.79m (max) - 2.67m (max))
Up and over door, power and lights.

Rear Gardens

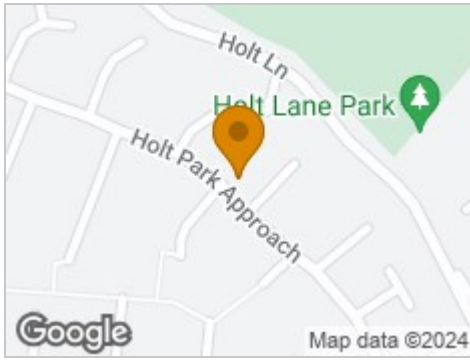
Landscaped grassed lawns, mature hedges, patio areas, decked areas, graveled areas, flower beds, plants, bushes and shrubs.

SUPERB FAMILY HOME – EXTENDED DETACHED PROPERTY – IMACULATELY PRESENTED AND MOVE IN READY – FOUR BEDROOMS – TWO BATHROOMS – DRIVEWAY – GARDENS FRONT AND REAR – ATTACHED GARAGE & DRIVEWAY – QUIET CUL-DE-SAC LOCATION – ADEL

Immaculately presented and move in ready, this four bedroom, two bathroom detached house make a superb family home. Located on a quiet cul-de-sac in Adel, the property is close to Schools, shops, bars, pubs restaurants and transport links as well as Holt Lane Park close by. There are gardens to the front, rear and side as well as a driveway and attached garage, externally. Internally it briefly comprises; entrance hall, downstairs w/c, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor is a master bedroom with an ensuite shower room, house bathroom, landing and three further bedrooms. Energy Rating – TBC



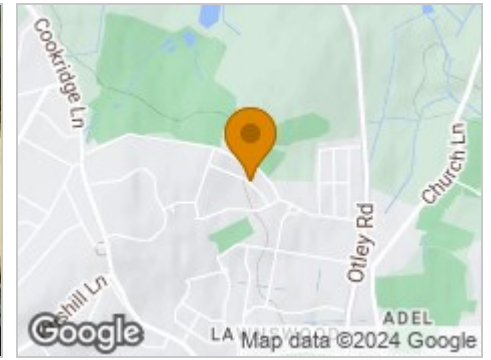
Road Map



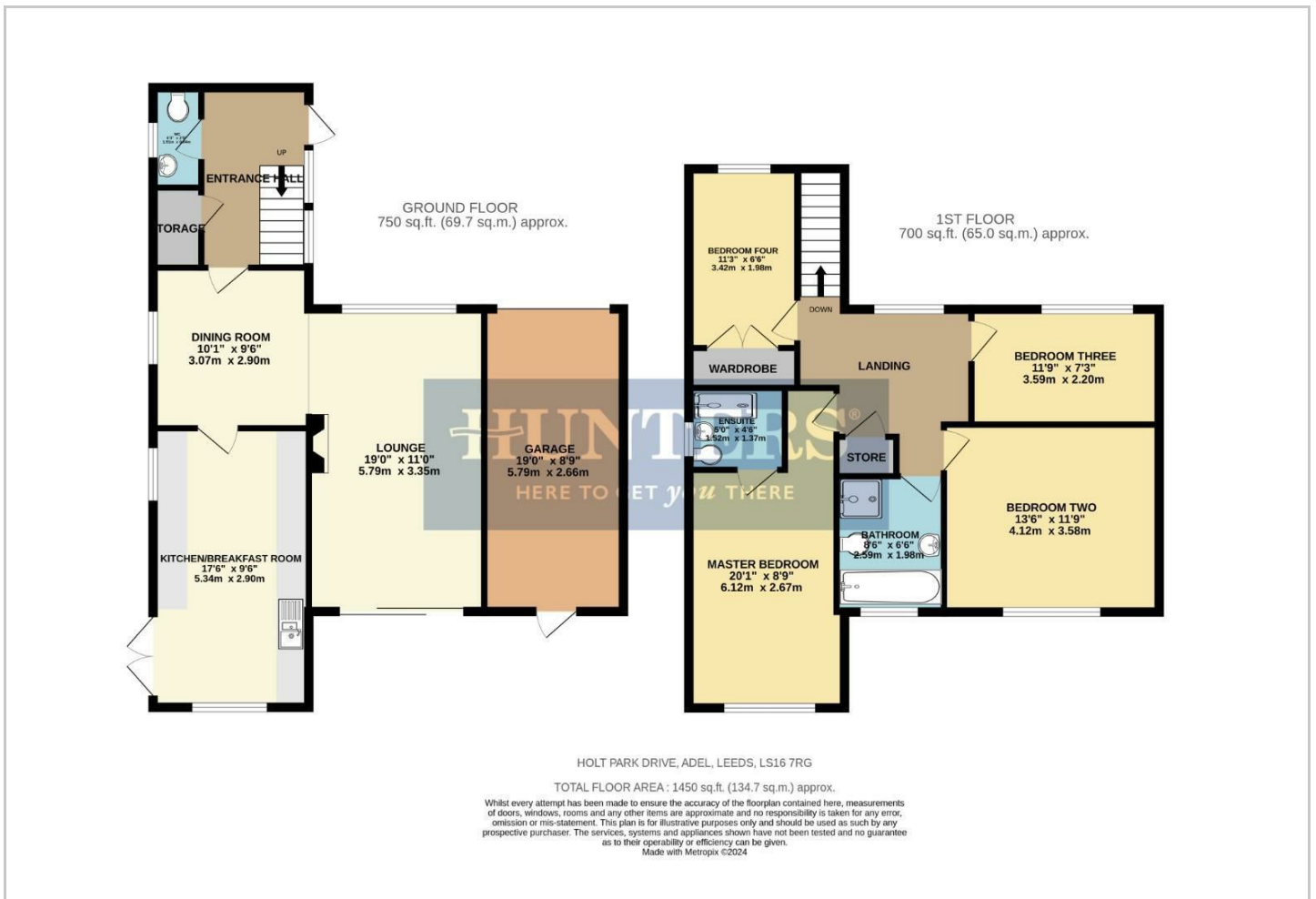
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 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.