



**Holborn View, LEEDS LS6 2RD**



**welcome to**

## **Holborn View, LEEDS**

- GUIDE PRICE £150,000 to £160,000
- New boiler recently installed
- Permit parking for residents
- Large and spacious garden
- Within walking distance of Leeds city centre

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£150,000**

A spacious end-terrace home with open-plan living, modern kitchen, characterful lounge, two generous double bedrooms, a well-finished bathroom, large multi-level rear garden, low-maintenance front garden, and a practical entrance porch with storage.



**Front Garden**  
**Entrance Porch**  
**Entrance Hall/Downstairs Wc**  
**Dining Room**  
9' 6" x 9' 6" ( 2.90m x 2.90m )  
**Kitchen**  
9' 6" x 9' 2" ( 2.90m x 2.79m )  
**Lounge**  
16' 1" x 10' 6" ( 4.90m x 3.20m )  
**Bedroom 1**  
16' 1" x 12' 10" ( 4.90m x 3.91m )  
**Bedroom 2**  
8' 10" x 7' 11" ( 2.69m x 2.41m )  
**Bathroom**  
**Rear Garden**

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**Property Ref:**

HEA109650 - 0002

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