



Holtdale Place, Leeds LS16 7RH

welcome to

Holtdale Place, Leeds

No onward chain. A spacious three-bedroom mid-terrace home in a popular location close to amenities, transport links and schools. Featuring a kitchen, living room, conservatory and downstairs W.C., plus an enclosed rear garden and communal parking.



Holtdale Place

Offered to the market with no onward chain, this spacious three-bedroom mid-terrace property is situated within a popular residential area, conveniently located for local amenities, transport links and well-regarded schools.

The accommodation briefly comprises an entrance porch, hallway, fitted kitchen, living room, conservatory and downstairs W.C. to the ground floor. To the first floor are two double bedrooms, a third single bedroom, together with a house bathroom and separate W.C.

Externally, the property benefits from an enclosed rear garden and communal parking is available. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Porch

Door opens into the porch with access to the downstairs wc, and hallway

Entrance Hallway

A spacious hallway with laminate flooring, useful storage cupboard and stairs up to the first floor.

Downstairs Wc

A useful downstairs wc with wash basin, low flush wc and storage cupboard.

Kitchen

A generously sized kitchen fitted with a range of wall and base units, complemented by coordinating work surfaces incorporating a sink with drainer and gas hob. There is a fitted oven, space for a fridge freezer and plumbing for a washing machine. Additional features include tiled walls, a radiator, window, useful storage cupboard, and ample space for a dining table and chairs.

Living Room

A good sized reception room which is open plan to the conservatory with neutral decor and radiator

Conservatory

Window and door opening into the garden

First Floor

Landing

A spacious landing with two useful storage cupboards one housing the boiler.

Bedroom One

A spacious double bedroom with integrated wardrobes, radiator and window

Bedroom Two

A second double bedroom with useful integrated storage, radiator, laminate flooring and window

Bedroom Three

A good sized single bedroom with radiator and window

Bathroom

The bathroom comprises; bath with shower over and screen, vanity unit housing wash basin and cupboard. Tiled walls and flooring and window.

Separate Wc

A low flush wc

Outside

To the rear of the property is a generous garden mainly laid to lawn. There is communal parking available.

Agents Note

This property is of non-standard construction (Wimpey No Fines), which means some mortgage lenders may not offer finance. Buyers are advised to check lending options prior to viewing.



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welcome to

Holtdale Place, Leeds

- No onward chain
- Spacious three-bedroom mid-terrace home
- Popular location close to amenities, schools and transport links
- Living room, conservatory and fitted kitchen
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A



£150,000

Total floor area 92.5 m² (996 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
HFT107518 - 0002

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