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HERE TO GET *you* THERE



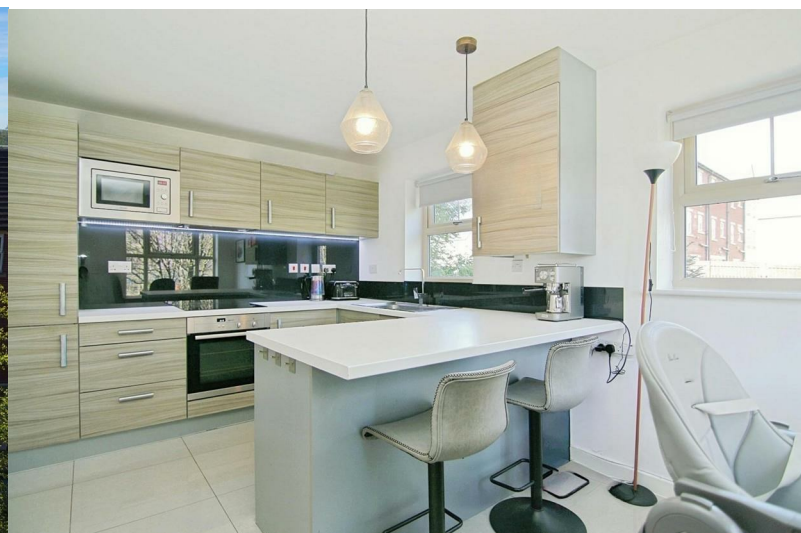
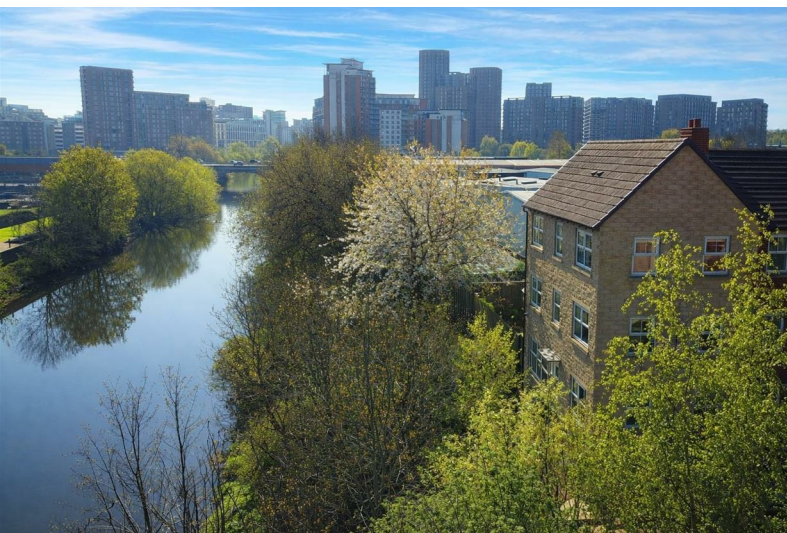
Holts Crest Way

Leeds, LS12 2AG

£425,000



Council Tax: C



24 Holts Crest Way

Leeds, LS12 2AG

£425,000



- Immaculate 3/4 bedroom end-terrace home
- River views from every room
- Rare dual-aspect design and excellent natural light
- Versatile accommodation across three floors
- Stylish kitchen diner with integrated appliances
- Two bathrooms plus downstairs W.C.
- Private rear garden and side seating area
- Allocated parking, visitor parking and permit parking
- Tucked-away position between the canal and River Aire
- Just a 10-minute walk from Leeds train station

Set within a sought-after modern development in Leeds, this immaculate three to four bedroom end terrace enjoys a particularly desirable position between the Leeds & Liverpool Canal and the River Aire, just a short walk from the city centre and Leeds train station. Offering generous and highly versatile accommodation, the property stands out for its excellent natural light, attractive outlook, dual-aspect design and rare benefit of river views from every room.

Arranged over three floors, the ground floor features a contemporary dual-aspect kitchen fitted with wood grain-effect units, offering ample wall and base storage. There is an open-plan dining area and breakfast bar peninsula, alongside integrated oven, fridge freezer and microwave, with under-cupboard lighting adding a modern, practical finish. A separate dual-aspect reception room sits to the rear, previously used as a second sitting room and currently arranged as a playroom, with French doors opening directly onto the garden, creating a great indoor-outdoor flow. A downstairs W.C. completes this level.

To the first floor is a spacious second reception room with attractive fitted storage, offering excellent flexibility as a main living room or fourth bedroom if required. Also on this level is a generous double bedroom with fitted wardrobes, currently used as a home office, ideal for those working from home while retaining full versatility. The main house bathroom is also located on this floor and is modern and fresh, finished with white tiled walls, bath with overhead shower, white pedestal sink, W.C. and heated towel rail.

The top floor hosts two further double bedrooms. The principal bedroom benefits from a dual-aspect layout and its own ensuite shower room, featuring a tiled corner shower, white pedestal sink, W.C., heated towel rail and frosted window. The second bedroom, currently arranged as a nursery, includes fitted mirrored wardrobes and well-presented décor.

Externally, the property enjoys a private enclosed rear garden with access from the ground floor reception room, providing an ideal space to sit out and relax with good morning and afternoon sun. To the front is a lawned area with an attractive river outlook, which the current owners enjoy using as a seating area during the warmer months. The property also benefits from an additional seating area to the side, perfect for enjoying the afternoon and evening sun, with a raised vegetable bed and outlook over a green. The property also benefits from one allocated parking space, together with visitor parking within this well-maintained development, and additional parking permits are available. The loft is part-boarded with shelving and a pull-down ladder, offering practical additional storage.

The location is a major part of what makes this home so special. From the doorstep, there is a short and direct walk into Leeds city centre, with easy access along the canal towpath and river towards Wellington Place, the station and beyond, making it ideal for walking, running and cycling. Leeds train station is only 1.1 miles away, and the majority of central Leeds is accessible by foot or public transport. The property is also well placed for access to the city's hospitals, business districts and excellent road links to the ring road and motorway network, making it an ideal choice for those seeking a well-connected home close to the city centre.

A rare opportunity to acquire a particularly well-positioned home within this sought-after development, this unique end terrace combines a highly versatile three to four bedroom layout with a private setting, green space to the side and river views from every room. Tucked away in a position many do not realise is there despite being so close to the city centre, it offers an exceptional balance of privacy, outlook, convenience and long-term flexibility. Viewing is highly recommended to fully appreciate the setting, space and individuality of this outstanding home!

Tel: 0113 257 6198

DINING KITCHEN

15'0" x 9'10" (4.59m x 3.02m)

RECEPTION ROOM

15'0" x 7'11" (4.59m x 2.42m)

WC

5'10" x 3'1" (1.79m x 0.94m)

LIVING ROOM / BEDROOM FOUR

15'0" x 9'11" (4.59m x 3.03m)

BEDROOM

15'0" x 8'0" (4.59m x 2.45m)

BATHROOM

6'3" x 6'0" (1.92m x 1.85m)

BEDROOM

15'0" x 9'11" (4.59m x 3.03m)

EN-SUITE

6'0" x 6'0" (1.85m x 1.85m)

BEDROOM

15'0" x 8'0" (4.59m x 2.45m)



Road Map



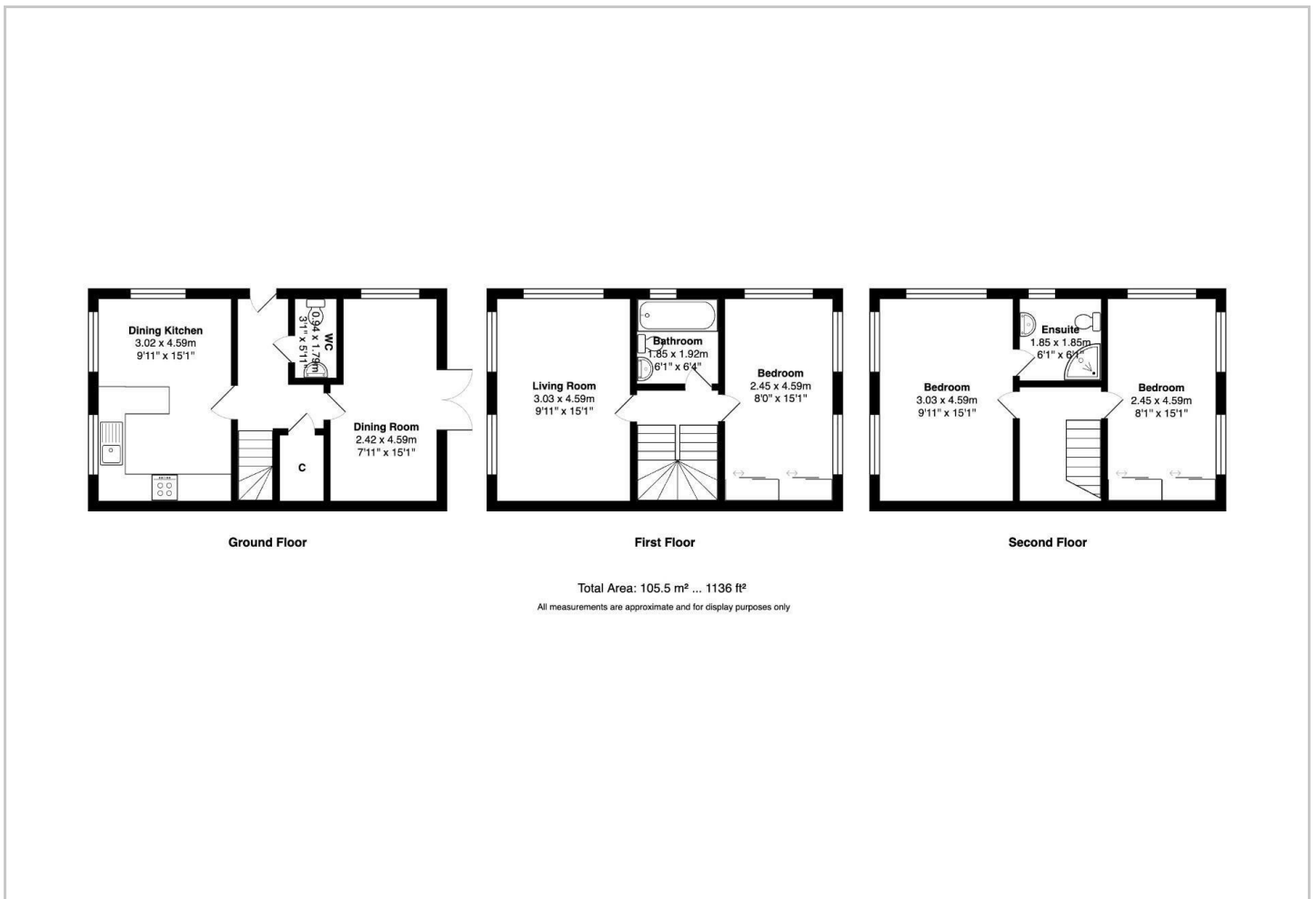
Hybrid Map



Terrain Map



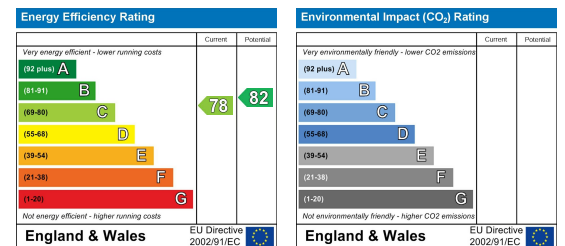
Floor Plan



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.