Mike Dobson

22 Hollyshaw Crescent

Whitkirk, Leeds, LS15 7AN

£475,000

22 Hollyshaw Crescent

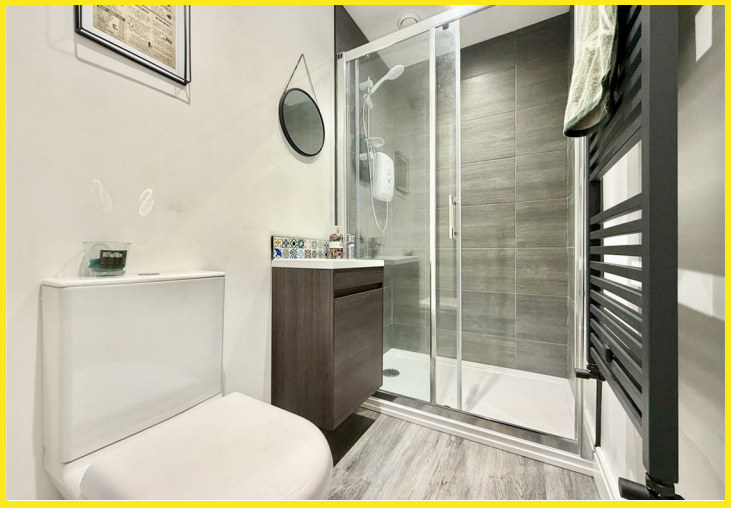
Nestled in the desirable Hollyshaw Crescent in Leeds, this beautifully presented semi-detached house offers an exceptional living experience for families. With a thoughtful double storey extension and an additional ground floor extension, this property boasts an impressive layout that is both spacious and functional.

The heart of the home is undoubtedly the expansive open plan kitchen, dining, and family room. This modern space features a well-equipped kitchen with integrated appliances and a central island, perfect for casual dining and entertaining. The adjoining lounge flows seamlessly into the dining area, creating an inviting atmosphere for family gatherings. There is also a side entrance hall that leads to a delightful snug, complete with French doors that open onto the private garden, plus a shower room having a utility cupboard housing the combination boiler.

The first floor accommodates four generously sized double bedrooms, alongside a single bedroom, ensuring ample space for family members or guests. The main bedroom is a true retreat, featuring an en-suite shower room and convenient wardrobe space. The second and third bedrooms also benefit from fitted wardrobes, providing plenty of storage. The family bathroom is a luxurious haven, showcasing a three-piece suite that includes a walk-in shower, a charming roll top bath, and a stylish his and hers vanity unit, complimented by a separate WC.

Externally, the property offers off-road parking for two vehicles, along with a garage equipped with power and light. The large south-facing rear garden is a private oasis, featuring a paved patio area ideal for al fresco dining, alongside a lush lawn and a pond, surrounded by a variety of mature plants and shrubs.

This stunning home is perfect for those seeking a blend of modern living and family-friendly features, all within a sought-after location. Don’t miss the opportunity to make this exceptional property your own.



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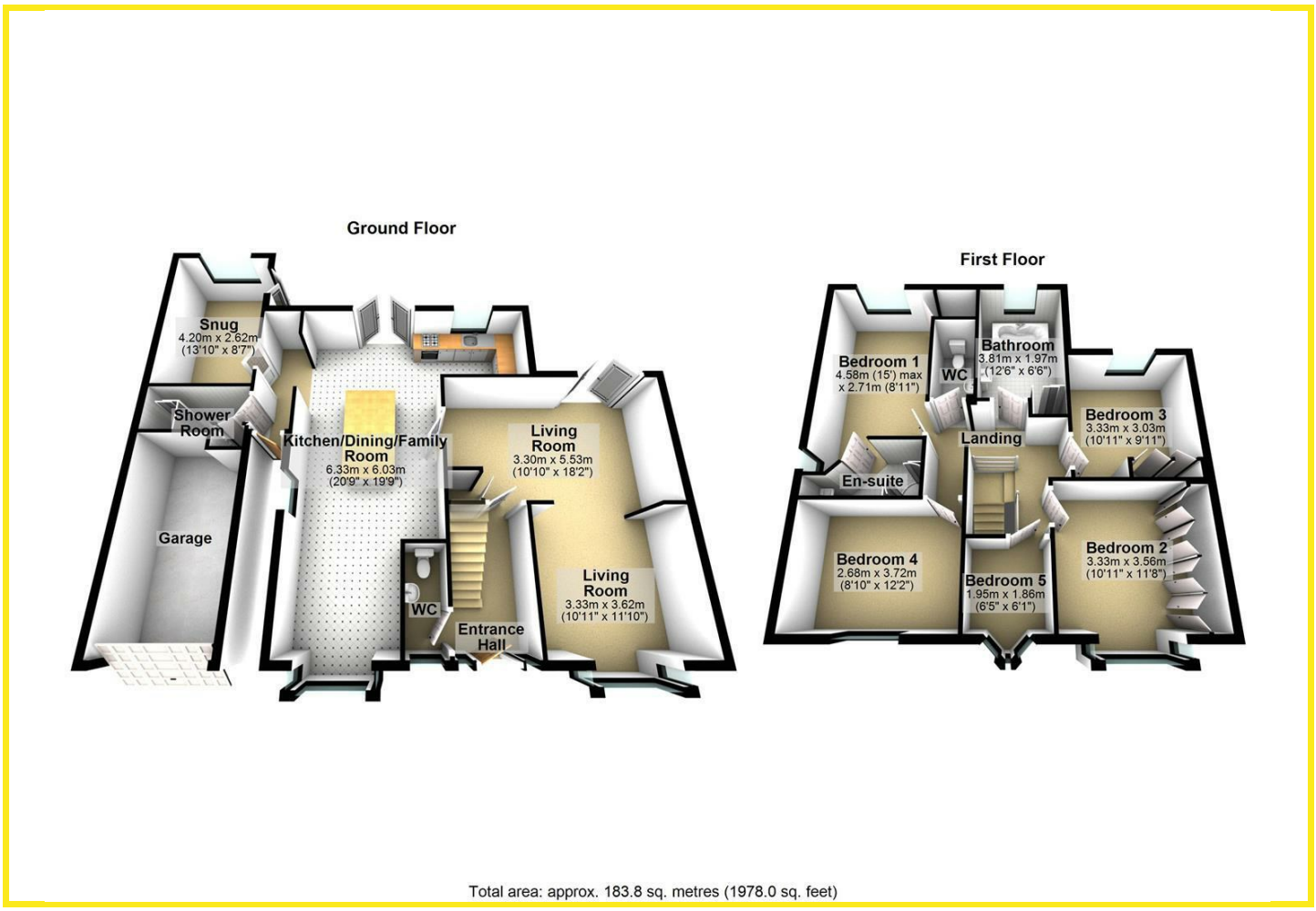
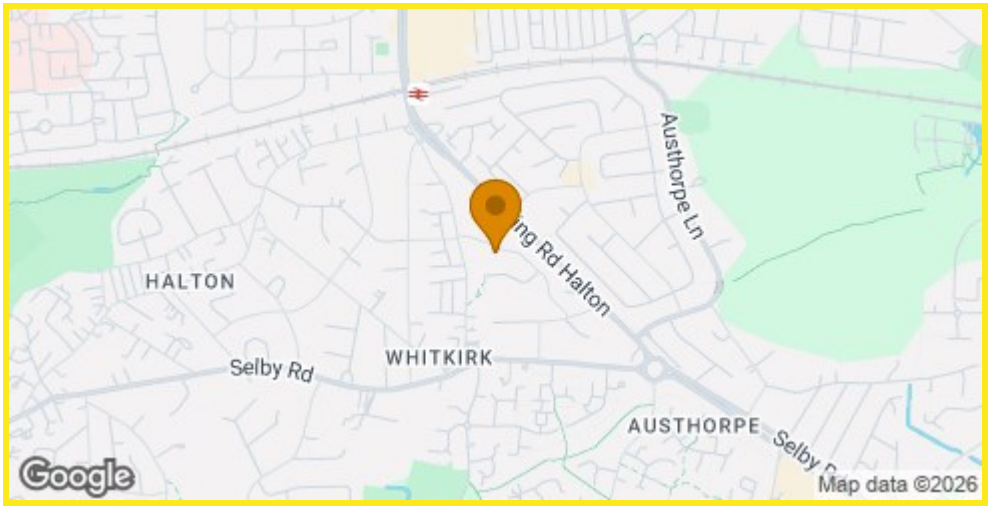
Floor Plan

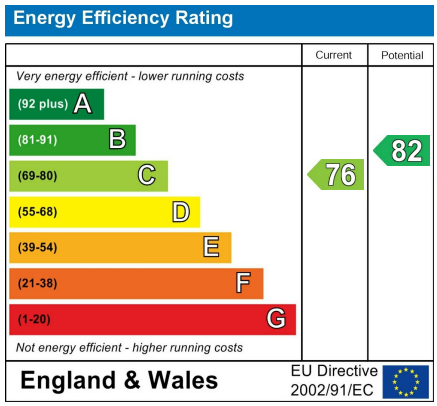


Total area: approx. 183.8 sq. metres (1978.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

LS15 7AN

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