



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales	EU Directive 2002/91/EC	

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Stoneacre Properties

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Holts Crest Way, LS12 2AH

£1,250

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

AVAILABLE IMMEDIATELY - FURNISHED, TWO BEDROOM, TWO BATH TOWN HOUSE WITH PARKING. WITHIN WALKING DISTANCE TO CITY CENTRE AND TEN MINUTES FROM LEEDS TRAIN STATION.

The property briefly comprises of entrance hall, double bedroom and shower room (including utility cupboard) on the ground floor. To the first floor there is an open plan living room/kitchen/dining space with Juliette balcony letting in lots of natural light and on the 2nd floor there is the primary bedroom with an en-suite bathroom, built in wardrobes and a further Juliette balcony.

Parking is available, which is a significant advantage in this desirable location close to the city centre. Holts Crest Way is well-connected to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. The landlord is open to fully furnishing the property on request. EPC Rating: C. Council Tax Band: B

- TWO BEDROOM TOWN HOUSE
- TWO BATHROOMS
- AVAILABLE IMMEDIATELY
- PARKING INCLUDED
- PART FURNISHED
- FANTASTIC LOCATION WITHIN TEN MINUTES WALK TO THE TRAIN STATION/CITY CENTRE
- EXCELLENT TRANSPORT LINKS TO INNER RING ROAD AND MOTORWAYS
- NEURTALLY DECORATED THROUGHOUT

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