



**Holtdale Place, Leeds LS16 7RH**



**welcome to**

## **Holtdale Place, Leeds**

GUIDE PRICE £180,000 - £190,000\* Set in a popular residential area, this mid-terrace property offers a generous kitchen/diner, bright lounge with garden access, three well-sized bedrooms & family bathroom. Outside, enjoy a low-maintenance front garden and a large rear garden with mature borders.



## Holtdale Place

This well-proportioned mid-terrace property is set in a popular residential area, conveniently located close to local amenities, highly regarded schools, and excellent transport links.

The accommodation briefly comprises a generous kitchen/diner and a comfortable lounge with direct access to the rear garden. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance, enclosed front garden laid with paving. To the rear, a larger garden mainly laid to lawn is bordered by mature hedging, offering a private and inviting outdoor space ideal for families or entertaining.

## Ground Floor

### Kitchen / Diner

16' 3" x 15' 8" ( 4.95m x 4.78m )

The front door opens directly into a well-appointed kitchen, featuring a range of wall and base units with laminate worktops and a stainless steel sink unit with mixer tap. Appliances include an electric hob, fitted double oven, and designated spaces for a fridge freezer and washing machine.

There's ample room for a dining table and chairs, making it a practical and sociable space. A radiator provides warmth, and a front-facing window allows for natural light throughout the day.

### Lounge

15' 8" x 9' 8" ( 4.78m x 2.95m )

A spacious lounge with neutral decor, radiator, window and door to the rear garden.

## First Floor

### Bedroom One

12' 5" x 8' 10" ( 3.78m x 2.69m )

A good sized double bedroom with neutral decor, radiator and window to the rear

### Bedroom Two

13' 6" x 6' 6" ( 4.11m x 1.98m )

A second double bedroom with radiator and window to the front

### Bedroom Three

9' 5" x 6' 4" ( 2.87m x 1.93m )

Radiator and window to the rear

## Bathroom

A spacious bathroom which comprises; bath with shower over, wash basin, low flush wc, radiator, tiled walls and vinyl flooring with two windows to the front

## Outside

Gated access to the front garden which is paved for low maintenance.

The rear garden is of a generous sized laid to lawn with mature hedge borders adding a sense of privacy, with gated access to the rear.

## Agents Note

To the best of our knowledge, this property is of non-standard construction, and we believe it to be a Wimpey No-Fines build. We strongly advise checking with your mortgage broker or lender to confirm suitability and formability based on this construction type



***view this property online*** [williamhbrown.co.uk/Property/HFT107320](http://williamhbrown.co.uk/Property/HFT107320)



welcome to

## Holtdale Place, Leeds

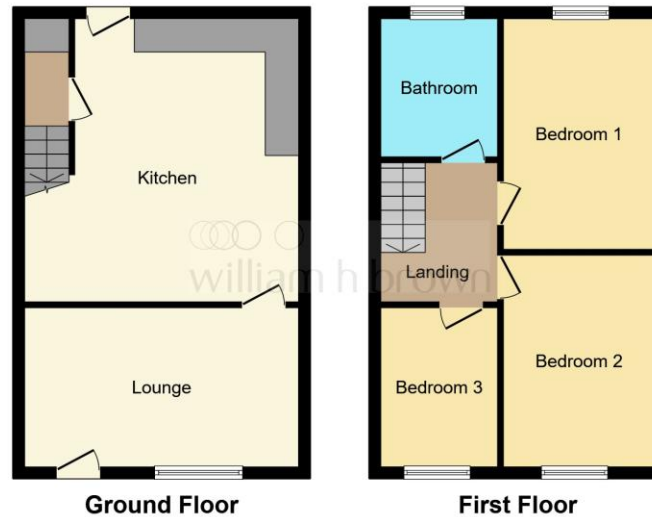
- Three Bedroom Home
- Generous Enclosed Rear Garden
- Popular Residential Area
- Good Sized Kitchen/Diner
- Enclosed, Low Maintenance Front Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£180,000 - £190,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT107320](http://williamhbrown.co.uk/Property/HFT107320)



Property Ref:  
HFT107320 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**