



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



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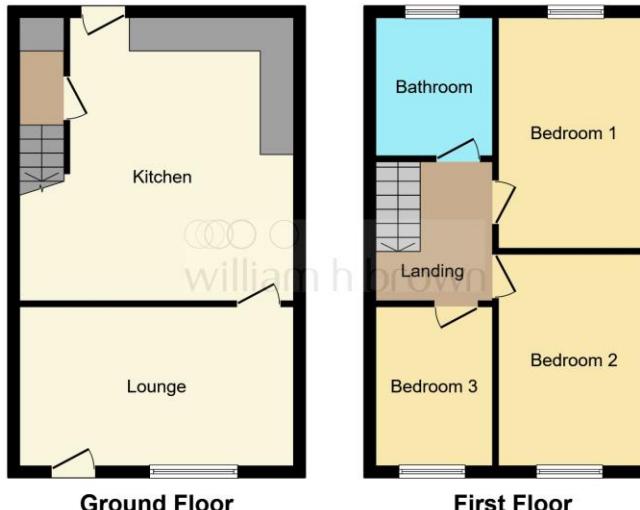
- Three Bedroom Home
- Generous Enclosed Rear Garden
- Popular Residential Area
- Good Sized Kitchen/Diner
- Enclosed, Low Maintenance Front Garden

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



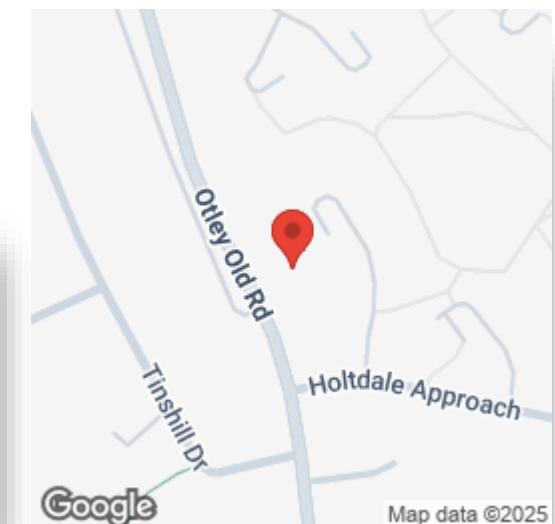
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Property Ref:
HFT107320 - 0004

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Please note the marker reflects the postcode not the actual property

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