



Hollin Park Road, LEEDS LS8 3HN

welcome to

Hollin Park Road, LEEDS

A bright and welcoming three-bedroom semi-detached home offering a generous layout throughout, complemented by a driveway to the front and fantastic front and rear gardens. The outdoor space provides excellent potential and scope for further improvement, making this an ideal home for many!



Hollin Park Road

Ground Floor

Living Room

A well-proportioned room featuring double-glazed windows to both the front and rear, allowing excellent natural light throughout the day. The space includes a fitted radiator is finished with modern laminate flooring.

Kitchen

A generously sized room benefiting from three double-glazed windows, allowing excellent natural light throughout. The space offers ample wall and base units, along with room for freestanding appliances, making it highly practical. Its size comfortably accommodates a dedicated dining area. Although some updating may be desired, the room presents strong potential.

First Floor

Bedroom One

A spacious double bedroom featuring a front double-glazed window and a fitted radiator. The room also benefits from fitted wardrobes along one wall, providing excellent built-in storage.

Bedroom Two

A well-proportioned double bedroom featuring two front-facing double-glazed windows that provide excellent natural light. The room includes a fitted radiator and is finished with soft carpet flooring.

Bedroom Three

A well-proportioned single bedroom featuring a rear double-glazed window and fitted radiator.

Bathroom

The bathroom features two rear double-glazed windows, providing excellent natural light. It includes a bath with an overhead shower, along with a toilet and wash basin. The space is finished with fully tiled walls and flooring for easy maintenance. Fitted cupboards offer valuable storage.

External

The property offers excellent outdoor space. To the front, there are double drive gates, a driveway, and a good-sized lawned area. Side access leads to the rear, where you'll find a generous enclosed garden featuring a patio area at the top and the remainder laid to lawn. The space provides great potential for landscaping.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hollin Park Road, LEEDS

- NO ONWARD CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- GENEROUS SIZE FRONT AND REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109839 - 0003

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