

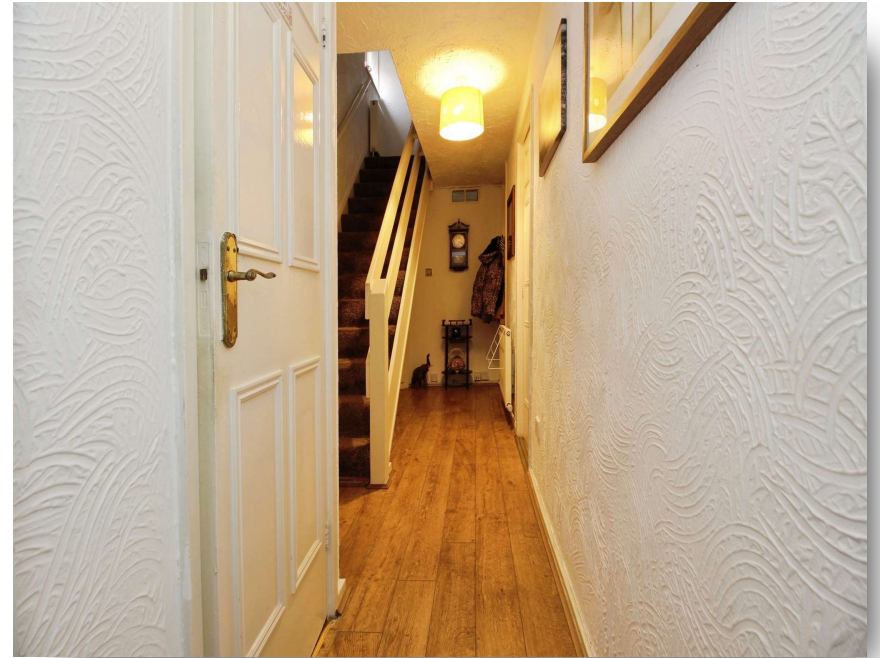


Holborn View, LEEDS LS6 2RD

welcome to

Holborn View, LEEDS

A spacious end-terrace home with open-plan living, modern kitchen, characterful lounge, two generous double bedrooms, a well-finished bathroom, large multi-level rear garden, low-maintenance front garden, and a practical entrance porch with storage.



This spacious end-terrace home combines character features with modern open-plan living, all just minutes from the city centre with excellent transport links nearby. The ground floor flows seamlessly from the welcoming entrance hall into a bright lounge, dining area and contemporary kitchen, enhanced by wooden flooring, a brick archway and stylish finishes throughout.

Upstairs offers two generous double bedrooms with built-in storage, along with a well-appointed bathroom featuring both a bath and separate shower. Outside, the large multi-level rear garden provides a mix of decking, paving and astroturf, while the low-maintenance front garden adds kerb appeal. A converted outhouse/entrance porch offers additional storage and practicality.

A well-located, characterful home ideal for convenient and comfortable modern living.

Front Garden

Entrance Porch

Entrance Hall/Downstairs Wc

Dining Room

9' 6" x 9' 6" (2.90m x 2.90m)

Kitchen

9' 6" x 9' 2" (2.90m x 2.79m)

Lounge

16' 1" x 10' 6" (4.90m x 3.20m)

Bedroom 1

16' 1" x 12' 10" (4.90m x 3.91m)

Bedroom 2

8' 10" x 7' 11" (2.69m x 2.41m)

Bathroom

Rear Garden



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Holborn View, LEEDS

- GUIDE PRICE £150,000 to £160,000
- New boiler recently installed
- Permit parking for residents
- Large and spacious garden
- Within walking distance of Leeds city centre

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109650 - 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.



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