

HUNTERS[®]

HERE TO GET *you* THERE



Holts Crest Way

Leeds, West Yorkshire, LS12 2AH

Asking Price £270,000



Council Tax: B



73 Holts Crest Way

Leeds, West Yorkshire, LS12 2AH

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Entrance Hall

9'6" (max) - 6'0" (max) (2.90m (max) - 1.83m (max))
Radiator and stairs to the upper level.

Store Room

3'6" (max) - 1'9" (max) (1.07m (max) - 0.53m (max))
Housing the boiler.

Bedroom Two

15'3" (max) - 9'3" (max) (4.65m (max) - 2.82m (max))
Radiator.

Shower Room

7'6" (max) - 6'0" (max) (2.29m (max) - 1.83m (max))
Tiled floor and half tiled walls, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Utility Cupboard

3'9" (max) - 3'0" (max) (1.14m (max) - 0.91m (max))
With plumbing for a washing machine.

Lounge Kitchen Dining Room

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))

Kitchen Area

Stainless steel sink with drainer, fan oven, hob with extractor over, under counter fridge and a range of wall and base units.

Lounge Dining Area

Stairs to the lower level, Juliet balcony and radiator.

Hallway

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Stairs to the upper level.

Master Bedroom

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))

Radiator, stairs to the lower level, built in wardrobes and Juliet balcony.

Ensuite Bathroom

7'6" (max) - 6'0" (max) (2.29m (max) - 1.83m (max))
Tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Parking

For one vehicle.

Gardens

Grassed lawns, bushes plants and shrubs.

DISCLAIMER

The vendor has not approved these brochure details, the agent takes no responsibility for any inaccuracies.

SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR A BUY TO LET INVESTOR – NEW BUILD QUARTER HOUSE – TWO BEDROOMS – TWO BATHROOMS – GARDENS – PARKING – EXCELLENT POSITION ON THE CANAL – EASY ACCESS TO LEEDS CITY CENTRE – NO CHAIN

Part of the Strata homes development off Wellington Road, this contemporary home is an excellent opportunity for first time buyer, buy to let investors or anyone looking for well appointed space. Located close to Leeds City Centre, the property is close to all the city has to offer with its transport links, shops, bars, restaurants, cafes and other great amenities close by. The property layout is over three floors and boasts lots of natural light with the quarter house design. There are gardens and parking externally. Internally, it briefly consists on the ground floor: entrance hall, cloakroom, shower room and a double bedroom that could be used as a study or separate living space. The staircase opens onto the first floor living area with a stylish kitchen. On the second floor is the master bedroom with en-suite bathroom. Energy rating - C



Road Map



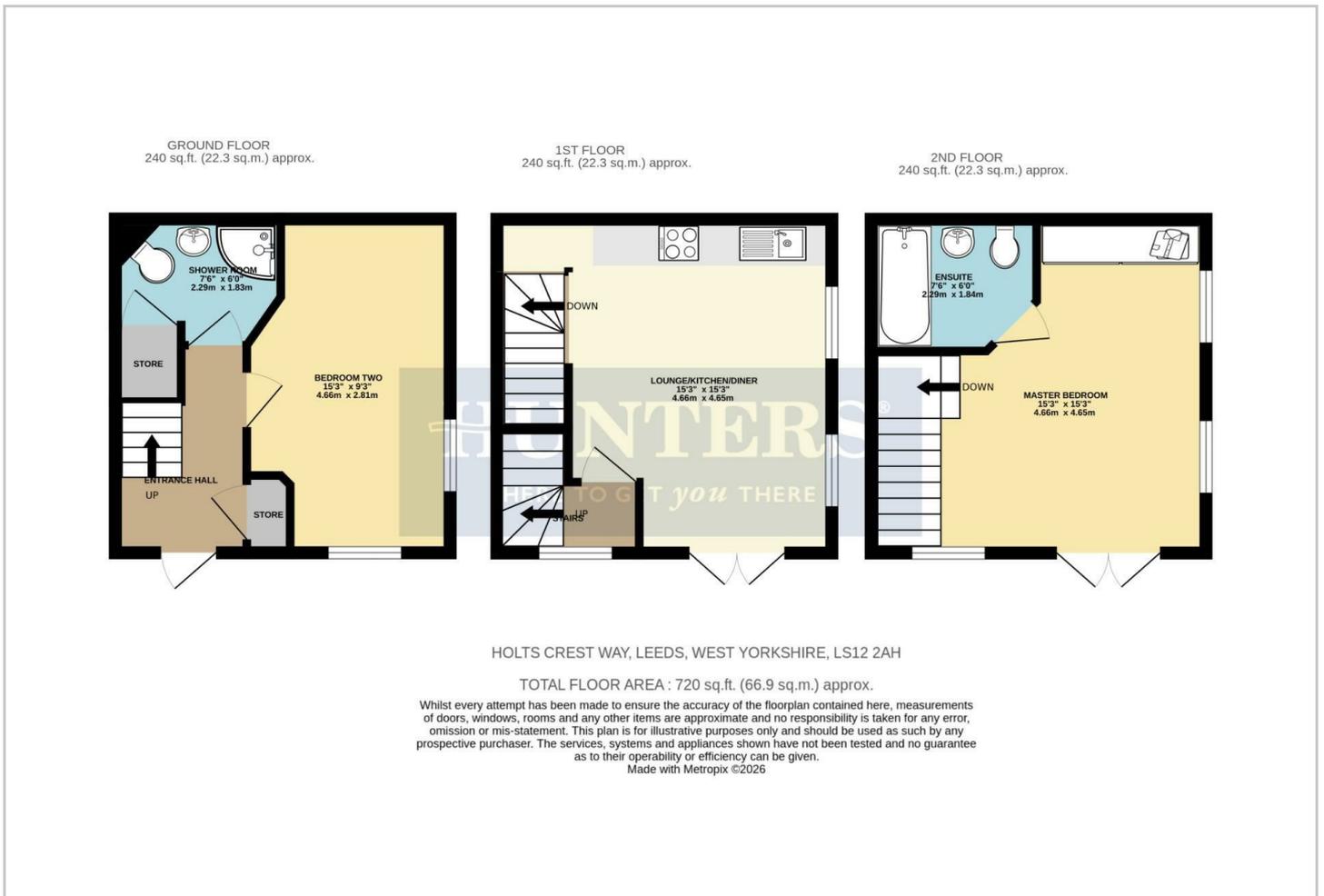
Hybrid Map



Terrain Map



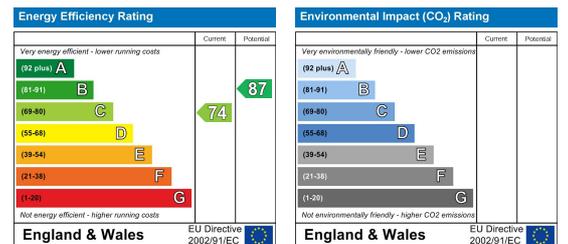
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.