



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 78                      | 83        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

|       |                |
|-------|----------------|
| Mon   | 0900 - 17:30   |
| Tues  | 0900 - 17:30   |
| Weds  | 0900 - 17:30   |
| Thurs | 0900 - 17:30   |
| Fri   | 0900 - 17:30   |
| Sat   | 0900 - 15:00   |
| Sun   | By Appointment |

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman The Government Equalities Office OnTheMarket.com



**Stoneacre Properties**

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

0113 237 0999

north@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



Holts Crest Way, LS12 2AH

£1,145 Per Calendar Month

• TWO BEDROOM TOWN HOUSE

• TWO BATHROOMS

• AVAILABLE IMMEDIATELY

• PARKING INCLUDED

• PART FURNISHED

• FANTASTIC LOCATION WITHIN TEN MINUTES WALK TO THE TRAIN STATION/CITY CENTRE

• EXCELLENT TRANSPORT LINKS TO INNER RING ROAD AND MOTORWAYS

• NEURTALLY DECORATED THROUGHOUT

AVAILABLE IMMEDIATELY - FURNISHED, TWO BEDROOM, TWO BATH TOWN HOUSE WITH PARKING. WITHIN WALKING DISTANCE TO CITY CENTRE AND TEN MINUTES FROM LEEDS TRAIN STATION.

The property briefly comprises of entrance hall, double bedroom and shower room (including utility cupboard) on the ground floor. To the first floor there is an open plan living room/kitchen/dining space with Juliette balcony letting in lots of natural light and on the 2nd floor there is the primary bedroom with an en-suite bathroom, built in wardrobes and a further Juliette balcony.

Parking is available, which is a significant advantage in this desirable location close to the city centre. Holts Crest Way is well-connected to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. The landlord is open to fully furnishing the property on request. EPC Rating: C. Council Tax Band: B

