



Holts Crest Way
Leeds, LS12

ZENKO
Properties

FOR SALE

£265,000

A TWO-BEDROOM TOWN HOUSE WITH ALLOCATED PARKING, SOUTH FACING
GARDEN AND FITTED WARDROBES















Versatile second bedroom

Two-bedroom town house

2

Bedrooms

2

Bathrooms

703

SQ FT



ABOUT

A very well-presented modern town house providing spacious accommodation arranged over three floors; this property has been maintained and decorated to a high standard and would make an ideal purchase for a professional.

Holts Crest Way is just over a kilometre from the city centre and just 20 minutes walk from Leeds train station (google maps) as well as other amenities being within easy walking distance including Leeds combined law courts (19 mins), Wellington Place (13 mins), Cardigan Fields with cinemas, gym, restaurants and bars and an array of facilities is 25 minutes' walk or 5 minutes by car. The development is arranged around a large open green space, creating a community atmosphere at the heart of the city. The adjacent Leeds and Liverpool canal towpath is well used by pedestrians and cyclists as an easy route to the city centre.

TWO BEDROOMS AND TWO BATHROOMS
ALLOCATED CAR PARKING
SPACIOUS OPEN PLAN LIVING AREA
JULIET BALCONY
SOUTH FACING GARDEN TO FRONT

FITTED WARDROBES
703 SQ FT
FREEHOLD
COUNCIL TAX BAND: B
EPC: B



ABOUT... continued

The Master Bedroom is a good-sized double bedroom with fitted wardrobes and adjoins the En-suite Bathroom which features a modern white suite with a plumbed shower over and a glazed side screen. The Bathroom also boasts designer fittings.

The Kitchen has integrated appliances, a contemporary range of fitted cabinets and ample work space. It is part of an open plan living room and dining area which has French doors opening onto a Juliette Balcony. The second bedroom is positioned on the ground floor and is a versatile space and currently utilised as a workspace. To the front on the property is an attractive lawned garden and allocated car parking space.

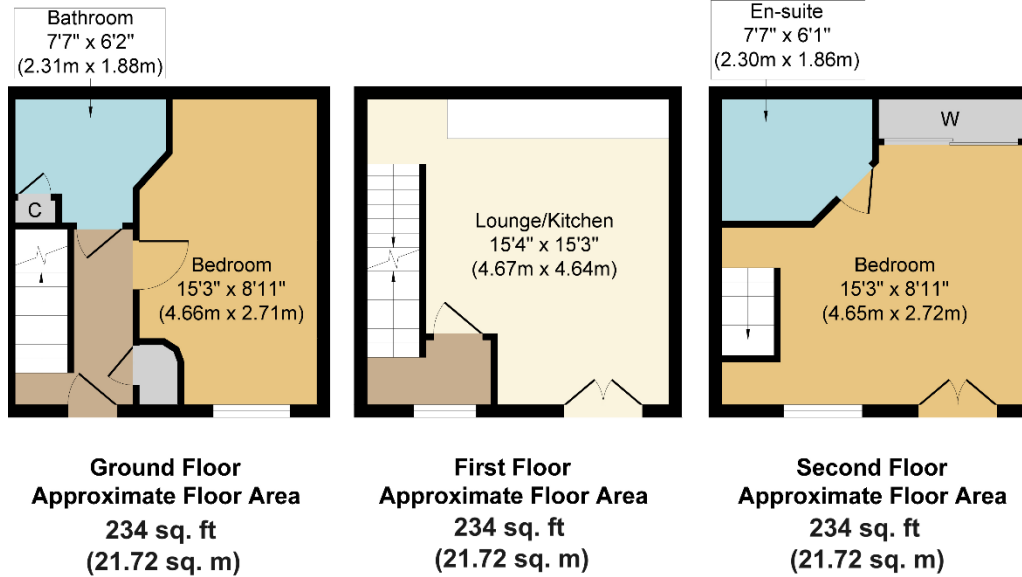








Floorplan

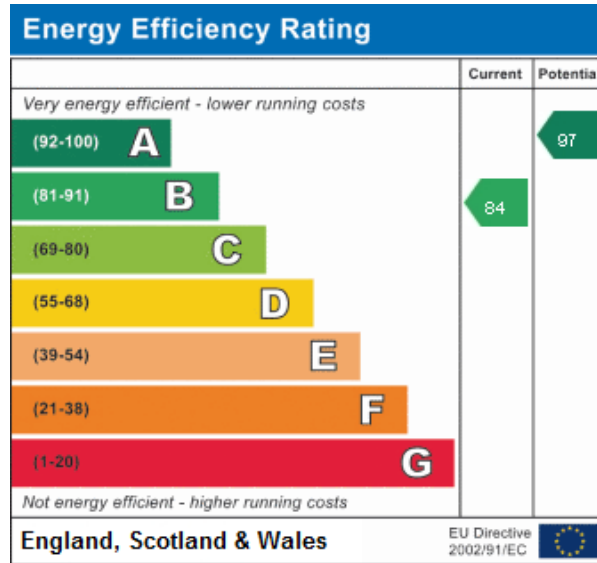


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com



EPC



For more information or to arrange a viewing contact
Tobias Duczenko, Owner, Zenko Properties



Zenko Properties, 2 The
Chandlers, Leeds, LS2 7EZ



0113 247 0777



tobias@zenkoproperties.co.uk



www.zenkoproperties.co.uk



ZENKO
Properties