



Hollyshaw Lane, Leeds LS15 7BD

welcome to

Hollyshaw Lane, Leeds

WITH plenty of FANTASTIC FEATURES and lots of POTENTIAL FOR IMPROVEMENT, this SPACIOUS mid terrace abode offers versatile living accommodation with it's TWO RECEPTION ROOMS, a KITCHEN with a UTILITY ROOM, plus FIVE BEDROOMS! So if you're ready to turn a house into a home, this is THE ONE FOR YOU!



Ground Floor

Entrance Porch

Having the entrance door to the front aspect, and an internal door to the inner hall.

Inner Hall

Having stairs to the first floor landing.

Living Room

Featuring a bay window to the front, a fire place and radiator.

Dining Room

With a window to the rear, fire place, and radiator. Serving hatch to the kitchen.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with microwave, and a gas hob with tiling to the splash areas. Also includes two windows to the side with one being fitted with an extractor. Opening to the utility room.

Utility

With a window to the side and a door to rear, the gas central heating boiler, and a stainless steel sink and drainer, under sink cupboard, and worktop.

First Floor

Bedroom Two

Having a window to the front, and a radiator.

Bedroom Three

Window to the rear, and a radiator.

Bedroom Five

With a window to the front.

House Bathroom

Equipped with a four piece bathroom suite which includes a bath with taps and a shower attachment, a shower cubicle, wash hand basin, and a w.c. Part tiled walls, a radiator, and a window to the rear.

Second Floor

Bedroom One

With a window to the front aspect, and an electric wall mounted radiator.

Bedroom Four

With a skylight window to the rear, and a radiator.

Exterior

Externally the property has a garden space to the front which is accessed via a single hand gate and steps up to the pathway.

To the rear is an open garden space offering off street parking.



view this property online williamhbrown.co.uk/Property/CGT111864



welcome to

Hollyshaw Lane, Leeds

- Substantial Mid Terrace Home
- Oozes Potential
- Five Bedrooms
- Two Reception Rooms
- Kitchen With Utility

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111864



Property Ref:
CGT111864 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk