



Holtdale Green, Leeds LS16 7RR

welcome to

Holtdale Green, Leeds

Offered with no onward chain, this much-loved family home provides spacious accommodation with fantastic potential for modernisation. Boasting four bedrooms, generous living space, gardens to the front & rear & garage, this is an excellent opportunity to create a wonderful long-term family home.



Holtdale Green

Offered to the market with no onward chain, this well-loved family home has been in the same family for over 30 years and presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. Boasting spacious accommodation throughout, the property offers a wealth of potential and must be viewed internally to fully appreciate all that is on offer.

The accommodation briefly comprises an entrance porch, downstairs WC, welcoming hallway, generous living room, and a fitted kitchen which opens through to an adjoining dining area. To the first floor are two double bedrooms, two further single bedrooms, and a modern wet room.

Externally, the property benefits from a gated, low-maintenance front garden, whilst to the rear is an enclosed lawned garden providing an ideal space for outdoor enjoyment. A garage further enhances the practicality of this appealing home.

Ground Floor

Entrance Porch

Door to the front opens into the porch with radiator and useful storage cupboard, leads through to the hallway

Hallway

Radiator and stairs up to the first floor and further under stair storage

Downstairs Wc

A useful downstairs wc with wash basin

Living Room

A generously proportioned living room with two radiators and large windows which allow plenty of natural light to flood the room, creating a bright and welcoming atmosphere.

Kitchen / Diner

A fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and drainer positioned beneath a window overlooking the garden. The kitchen offers ample storage and workspace, with room for a range cooker and further appliances, and opens into the adjoining dining area, creating a sociable layout ideal for everyday living. Well maintained throughout, the space offers excellent potential for modernisation and personalisation to suit individual tastes.

With radiator, window and door to the rear.

First Floor

Landing

A spacious landing with useful storage cupboard

Bedroom One

A spacious double bedroom with radiator and window

Bedroom Two

A second double bedroom with radiator and window

Bedroom Three

A good sized single bedroom with radiator and window

Bedroom Four

A second single bedroom with radiator and window

Wet Room

A modern and practical wet room, thoughtfully designed with accessibility in mind. Fully tiled throughout and fitted with a walk-in shower area, electric shower, wall-mounted support rails and a fold-down shower seat, the room provides ease of use and convenience. Complemented by a pedestal wash hand basin, low flush WC and an opaque window providing natural light and ventilation, this well-maintained shower room offers a contemporary and functional space ideally suited to a range of needs.

Outside

To the front of the property is a gated garden which is paved for low maintenance along with mature shrubs and fence borders.

To the rear is a garden laid to lawn with fence borders.

Garage

The property benefits from a garage which provides ample storage.

Additional Information

This property is of non-standard construction and we believe it to be a 'Wimpey no-fines property'

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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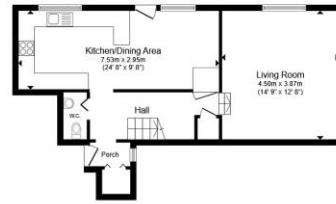


welcome to Holtdale Green, Leeds

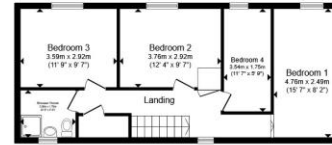
- No Onward Chain
- Fantastic Potential to Modernise
- Four Bedrooms
- Garage & Front & Rear Gardens
- Spacious Family Accommodation

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

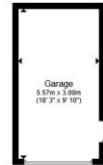
guide price
£180,000



Ground Floor



First Floor



Garage

Total floor area 128.3 m² (1,381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107663 - 0003

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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