



20 Holts Crest Way Leeds



4 Bedroom House - Townhouse £375,000

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20 Holts Crest Way, Leeds, West Yorkshire, LS12 2AG

GROUND FLOOR:

Hallway:



Access via a front entrance door, central heating radiator, stairs to the first floor

Cloakroom / WC:



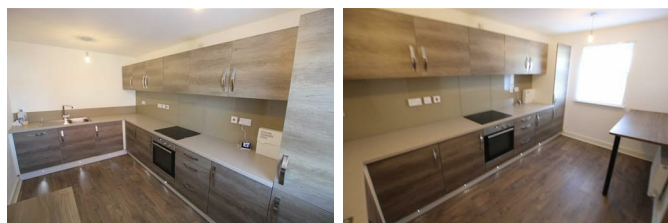
A two piece suite in white comprising of a wash basin and a WC, a ladder style radiator

Family Room / Bedroom Four:



French doors leading to the rear elevation, central heating radiator, television connection point, storage cupboard

Fitted Breakfast Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, high gloss splash backs, inset stainless steel sink and drainer with a mixer tap, built in electric oven, four ring electric hob, integrated dishwasher, fridge freezer and washing machine, double glazed window to the front elevation

FIRST FLOOR:

Landing:

Stairs to the second floor, central heating radiator

Living Room:



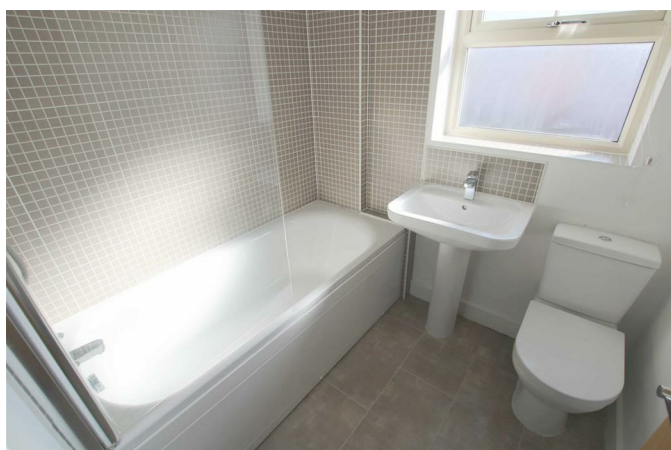
Two double glazed window to the front elevation, two central heating radiators

Bedroom Three:



Double glazed window to the rear elevation, central heating radiator

Family Bathroom / WC:



Double glazed window to the rear elevation, a modern white suite comprising of a panelled bath with a plumbed shower above, wash basin and a WC, central heating radiator

SECOND FLOOR:

Landing:

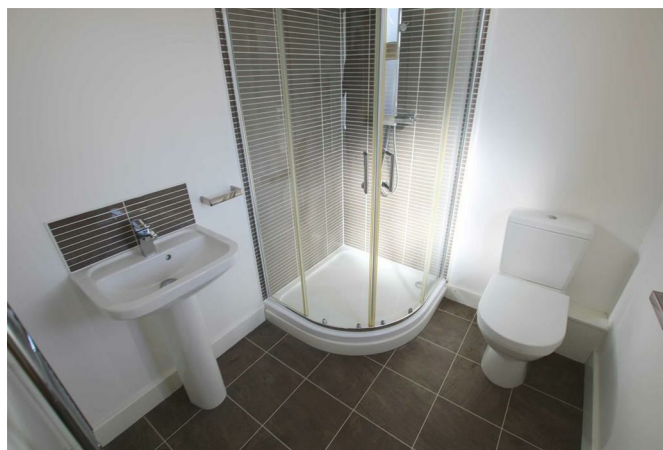
Storage cupboard, central heating radiator, access to an insulated loft space

Bedroom One:



Double glazed window to the rear elevation, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space, television point

En-suite Shower Room:



Double glazed window to the rear elevation, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, WC, ladder style central heating radiator, extractor fan

Bedroom Two:



Two double glazed windows to the front elevation, central heating radiator

TO THE OUTSIDE:

Gardens:



There is an open plan, low maintenance garden to the front. The rear garden is enclosed and has a paved patio / seating area, external lighting, a lawn and an outside tap

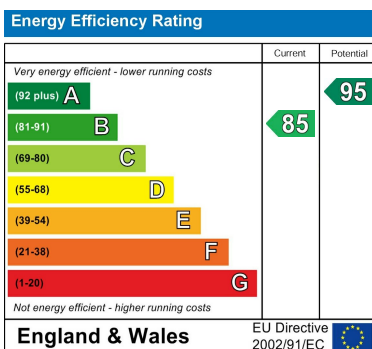
Off Street Parking:

A useful off street parking space to the front of the property, use of visitor parking spaces

Epc Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9531-3893-7208-9605-3291>

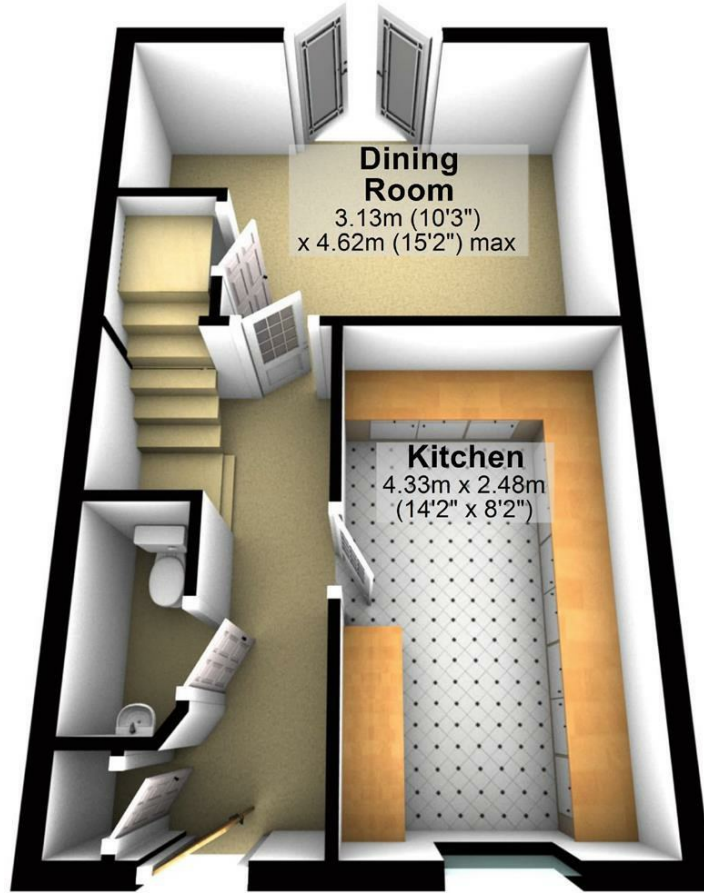
Energy Efficiency Graph



Floor Plan

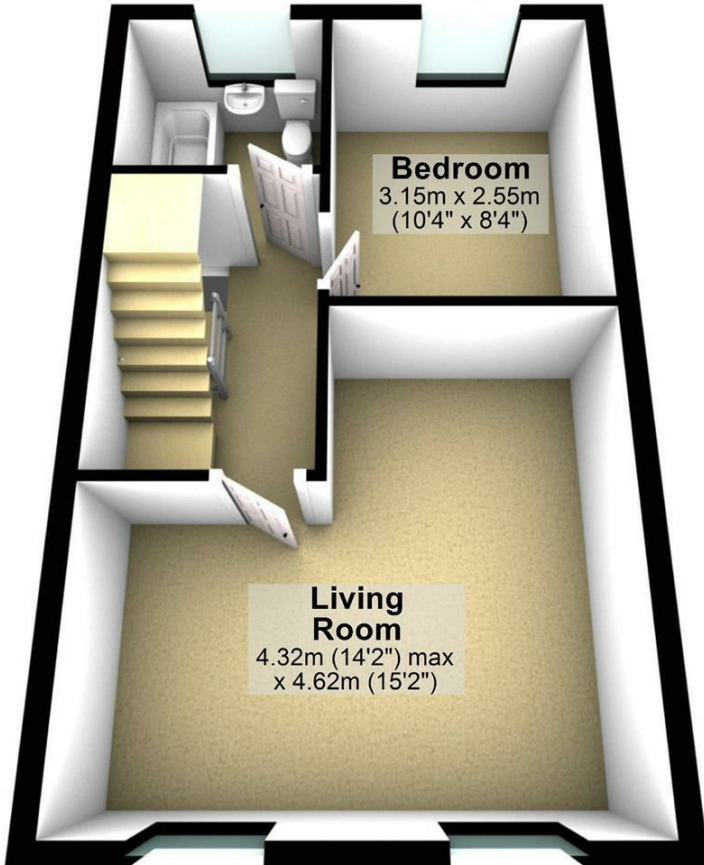
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Second Floor

Approx. 35.0 sq. metres (376.3 sq. feet)

