



20 Holts Crest Way Leeds



4 Bedroom House - Townhouse £375,000

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Wortley
Leeds
West Yorkshire
LS12 4SL
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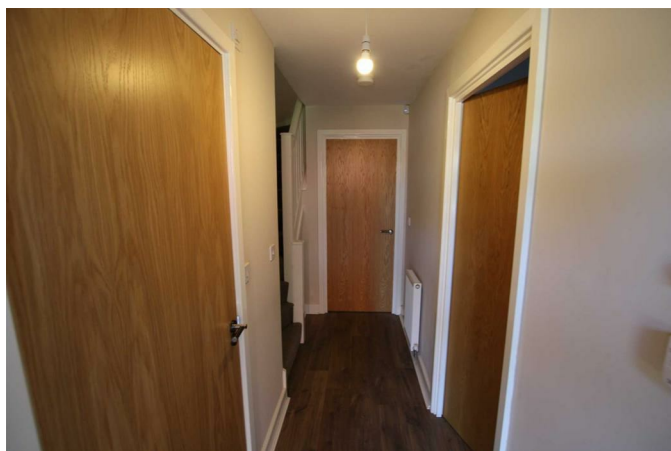
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www.kathwells.com

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

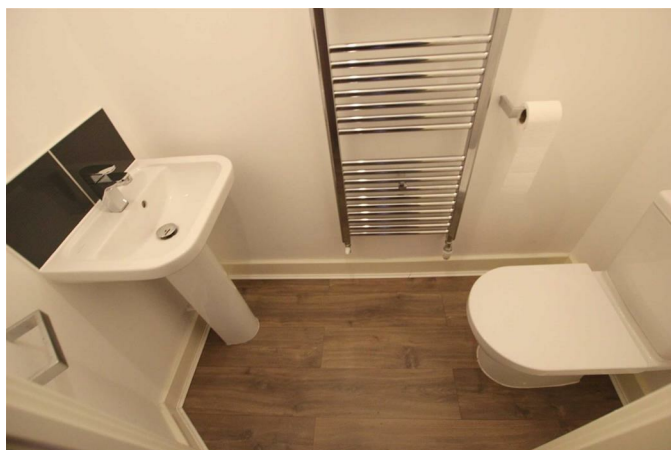
GROUND FLOOR:

Hallway:



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

Cloakroom / WC:



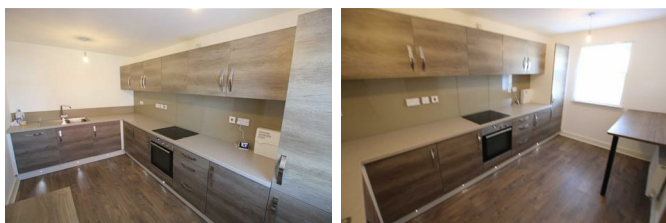
A two piece suite in white comprising of a wash basin and a WC, a ladder style radiator

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:



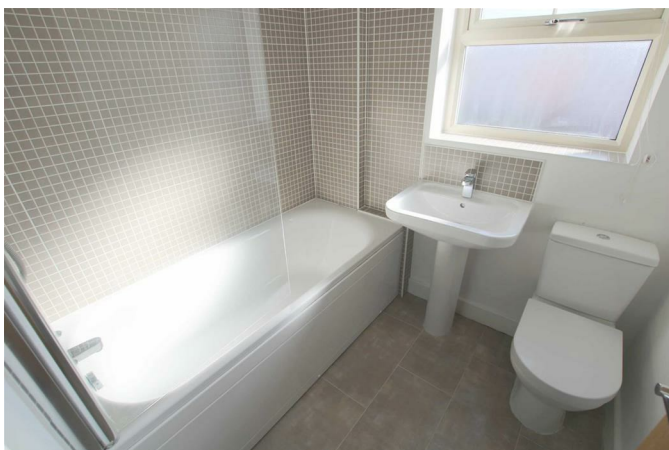
Two double glazed window to the front elevation, two central heating radiators

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

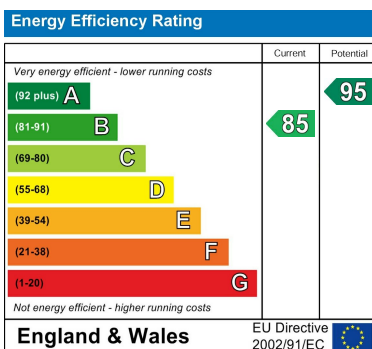
Off Street Parking:

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

Epc Link:

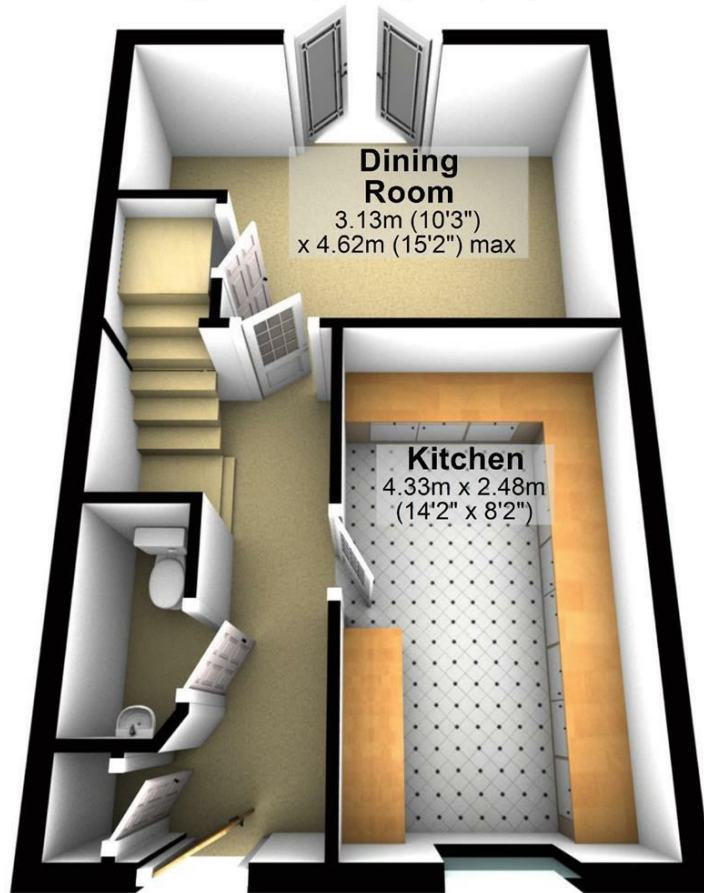
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Energy Efficiency Graph



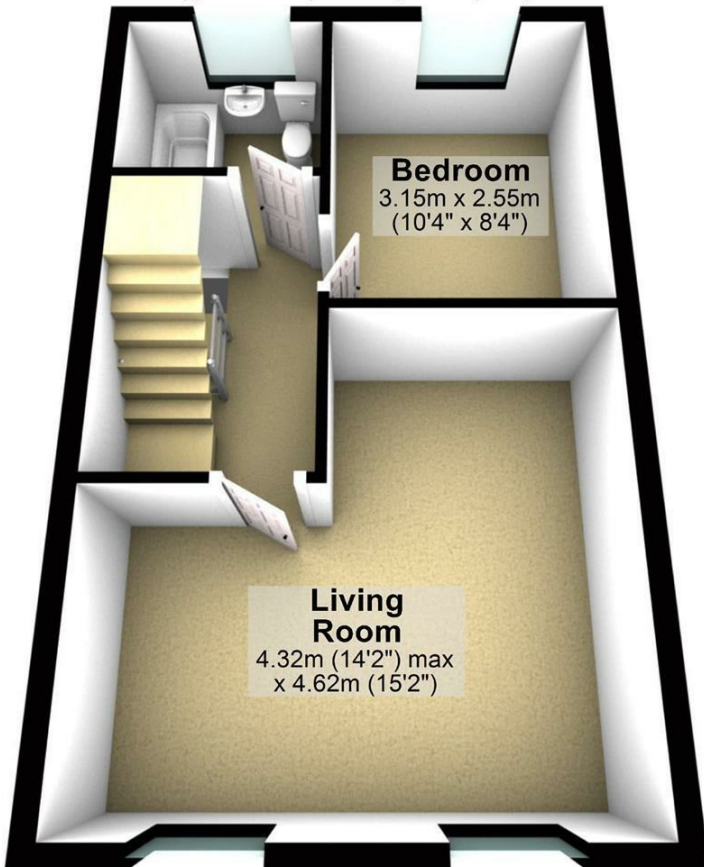
Ground Floor

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)

