



## 104 Holts Crest Way Leeds



## 2 Bedroom House - Mid Terrace £260,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 104 Holts Crest Way, Leeds, West Yorkshire, LS12 2AG

## GROUND FLOOR:

### Hallway:

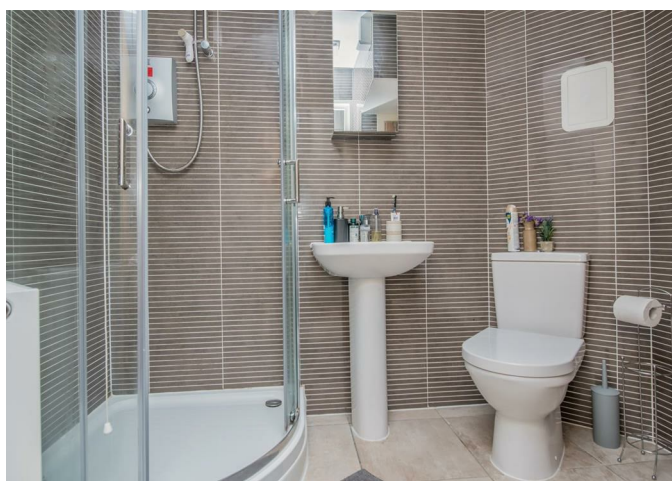
Access via a front entrance door, stairs rising to the first floor, access to the ground floor accommodation

### Double Bedroom:



Double glazed windows, ample space for a range of bedroom furniture

### Shower Room / WC:



A modern suite comprising of a shower cubicle with shower, wash basin, low flush WC

## FIRST FLOOR:

### Landing:

Stairs rising to the second floor

## Open Plan Living Space:



An adaptable space which is perfect for entertaining guests, or a relaxing evening in front of the television

## Fitted Kitchen:



A modern range of fitted cabinets and work surfaces, integral appliances (built under electric oven / grill, hob, extractor hood, automatic washing machine, fridge / freezer)

## Dining / Sitting Area:



Double glazed windows, French doors opening onto a Juliette balcony, ample space for living room furniture and a dining table & chairs

## SECOND FLOOR:



Master Bedroom:

Council Tax Band: B / EPC Rating: C



Double glazed windows, French doors opening onto a Juliette balcony, ample space for a range of bedroom furniture

En-suite Bathroom / WC:



A modern suite comprising of a panelled bath with a shower above, wash basin, low flush WC

TO THE OUTSIDE:



Garden:

The property has a small garden frontage

Parking:

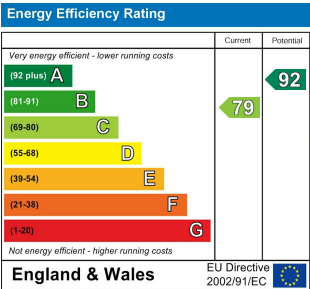


There is an allocated parking space and access to visitor parking spaces

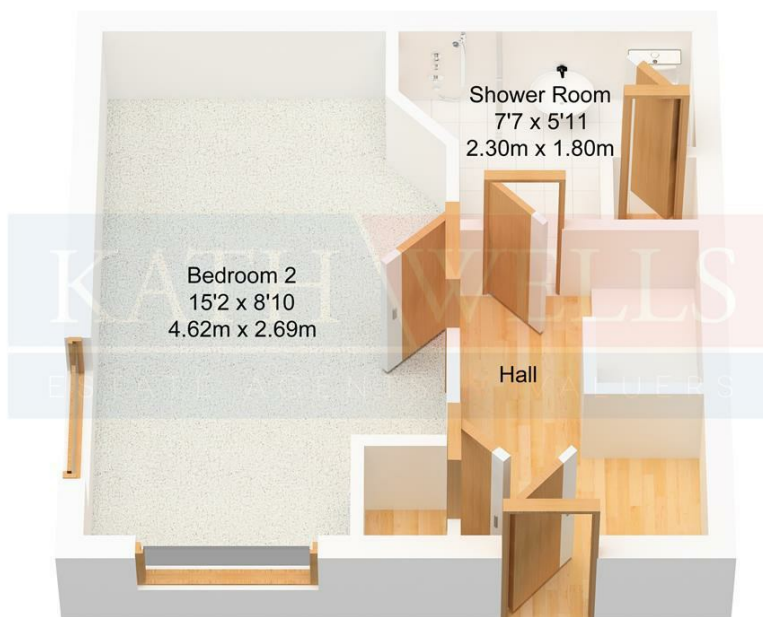
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2698-7922-7262-4271-8950>

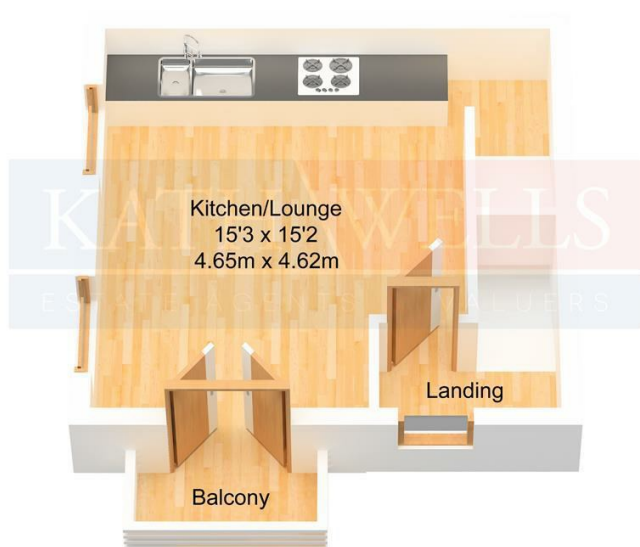
Council Tax Band & EPC Rating:



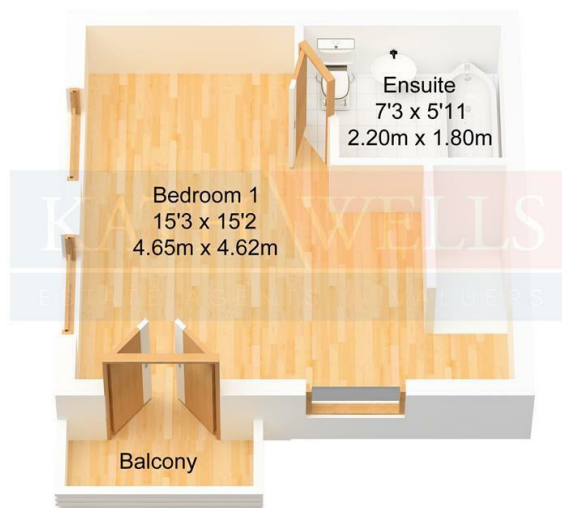
## Floor Plan



**Ground Floor**  
Approx. 20.90 sqm.  
(224.96 sqft.)



**First Floor**  
Approx. 20.90 sqm.  
(224.96 sqft.)



**Second Floor**  
Approx. 20.90 sqm.  
(224.96 sqft.)