

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holtdale Avenue

Cookridge, Leeds, LS16 7SG

Offers Over £195,000



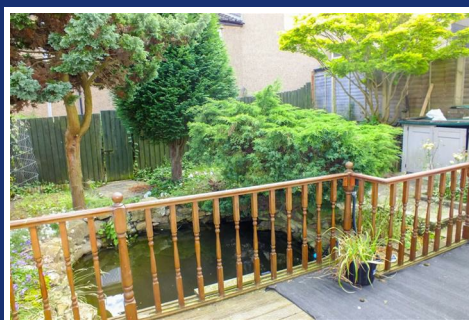
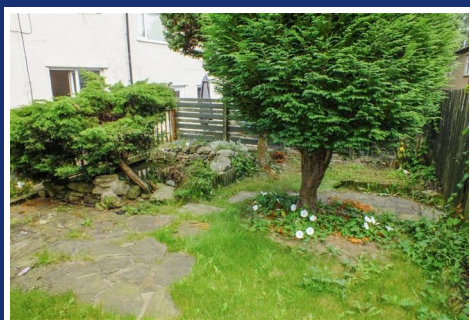
Council Tax: A



# 58 Holtdale Avenue

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## Porch

7'0" (max) - 5'3" (max) (2.13m (max) - 1.60m (max) )  
Radiator

## Entrance Hall

12'9" (max) - 6'3" (max) (3.89m (max) - 1.91m (max))  
Radiator, store room and stairs to first floor.

## Downstairs W/C

6'3" (max) - 3'6" (max) (1.91m (max) - 1.07m (max))  
Wash hand basin, radiator and w/c.

## Kitchen Breakfast Room

18'9" (max) - 9'9" (max) (5.72m (max) - 2.97m (max) )  
Fan oven, gas hob with extractor hood over, stainless steel sink with drainer, radiator, breakfast bar and a range of wall and floor units.

## Living Dining Room

16'0" (max) - 11'0" (max) (4.88m (max) - 3.35m (max) )  
Sliding doors to rear garden, store room and radiator.

## Landing

12'3" (max) - 6'3" (max) (3.66m/0.91m (max) - 1.91m (max))  
Store room, radiator and stairs to the lower level.

## Master Bedroom

15'3" (max) - 9'9" (max) (4.65m (max) - 2.97m (max))  
Radiator.

## Bedroom Two

16'0" (max) - 8'9" (max) (4.88m (max) - 2.67m (max))  
Radiator.

## Bedroom Three

9'9" (max) - 9'6" (max) (2.97m (max) - 2.90m (max) )  
Radiator.

## Bathroom

10'9" - 6'3" (3.28m - 1.91m)  
Corner bath, tiled shower cubicle, wash hand basin, radiator and w/c.

## Gardens

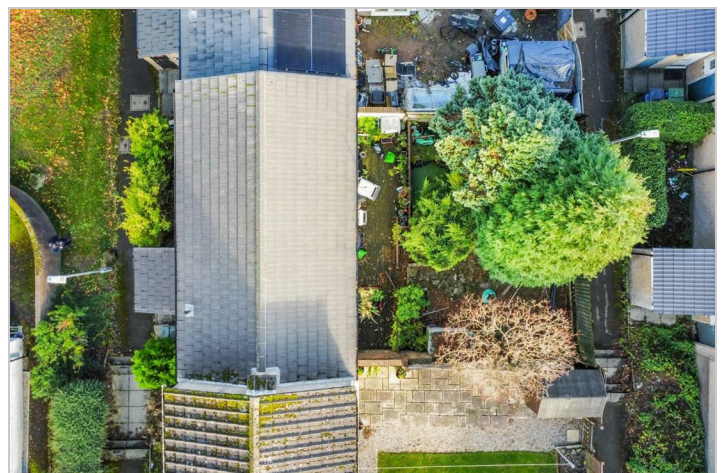
Decked area with rail surrounding, pond and a grassed area bordered by fences.

## DISCLAIMER

These property details have not been approved by the vendor.

**SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR BUY TO LET INVESTMENT - THREE BEDROOMS - THROUGH TERRACE PROPERTY - GARDENS TO THE REAR - KITCHEN BREAKFAST ROOM - DOWNSTAIRS W/C – GREAT FAMILY HOME - COOKRIDGE – NO CHAIN**

A terrific opportunity for anyone looking for a first time purchase, buy to let investment of growing families, this three bedroom through terrace house is available with no chain. Located in Cookridge, the property is close to shops, schools, cafes, restaurants, bars, pubs, parks, and transport links to name just some of the great amenities in the area. There are gardens to the rear and ample storage, externally. Internally, it briefly comprises; porch, entrance hall, downstairs w/c, kitchen breakfast room and lounge dining room on the ground floor. On the first floor there are two double bedrooms, landing, four piece bathroom and further single bedroom. Energy rating - D



## Road Map



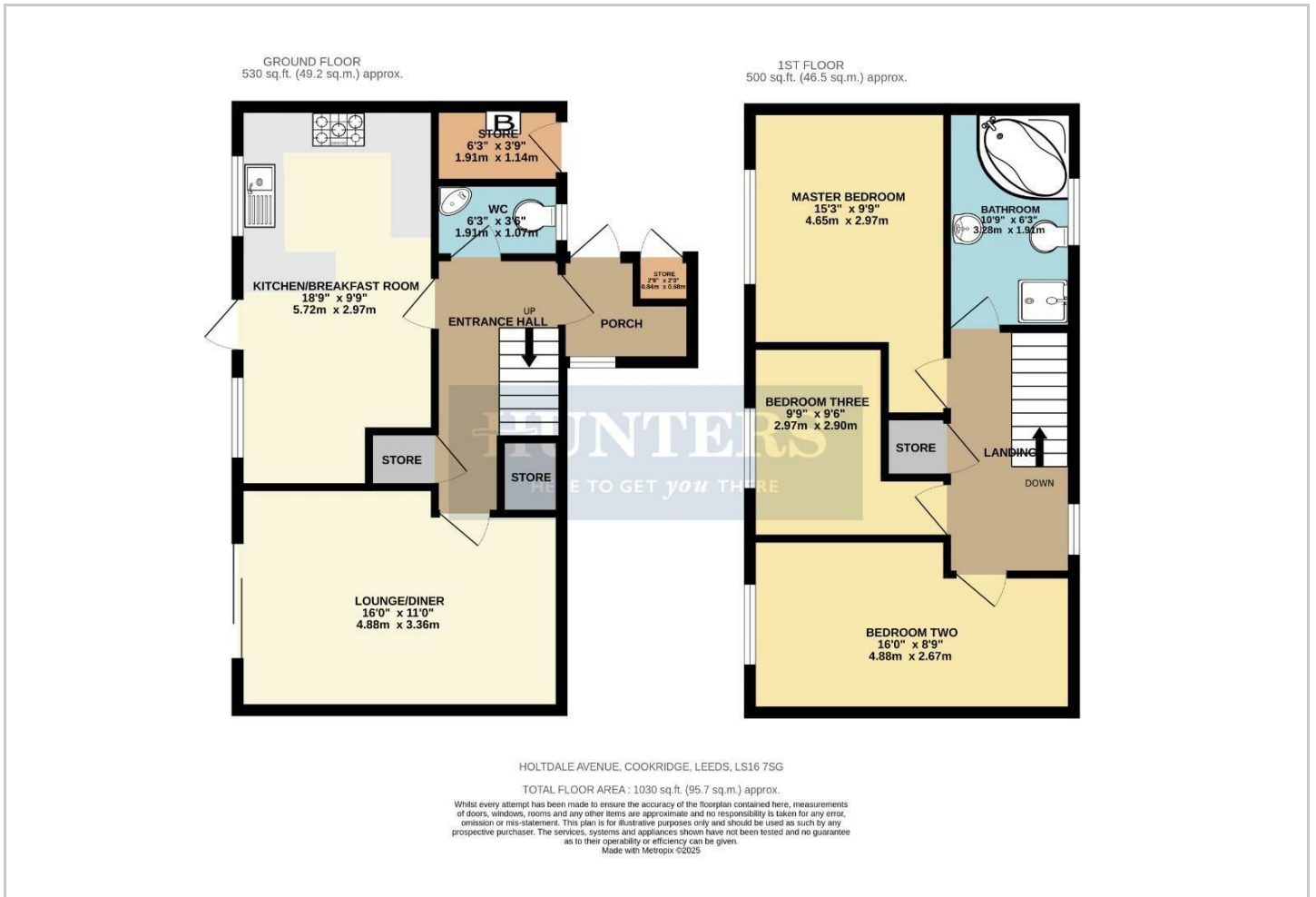
## Hybrid Map



## Terrain Map



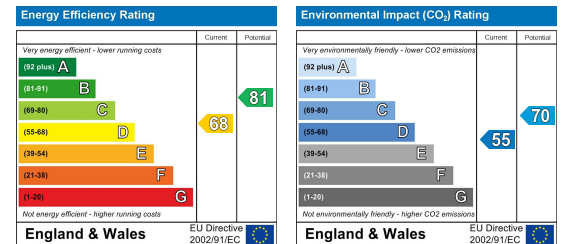
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.