

# HUNTERS®

HERE TO GET *you* THERE

**High Gables, 71A Holt Lane, Leeds, LS16 7NS**

**Guide Price £650,000**

**Property Images**





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## Property Images





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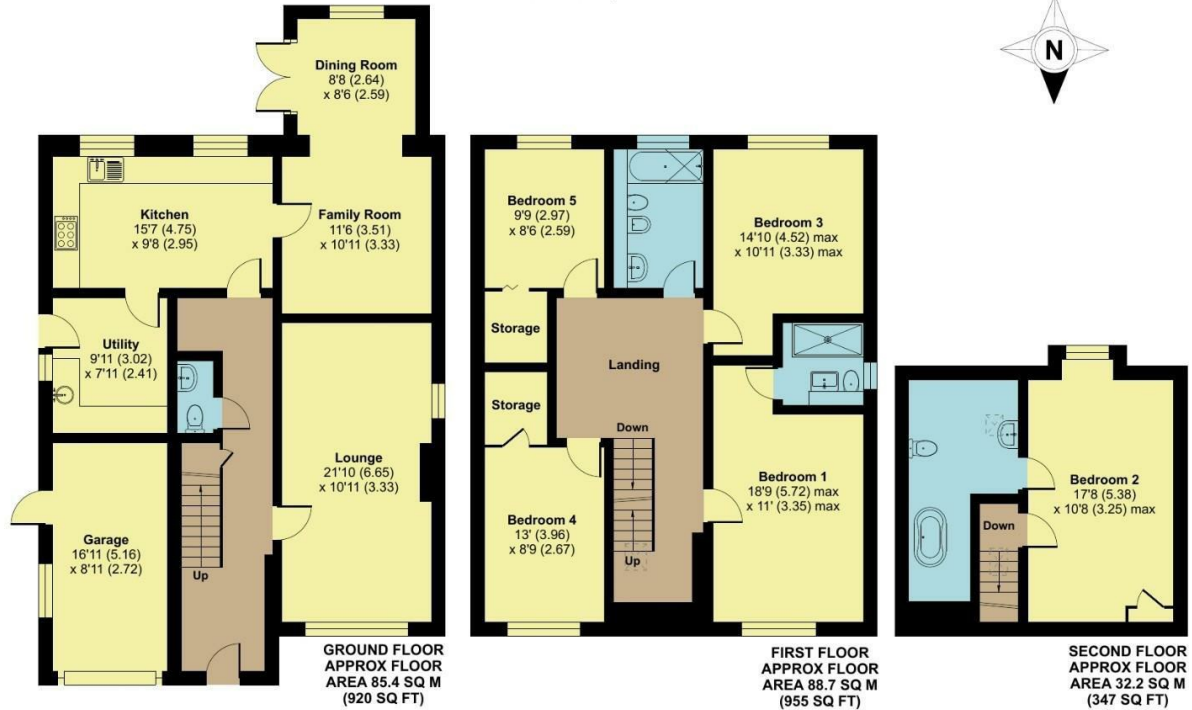
## Property Images



## Holt Lane, Adel, Leeds, LS16

Approximate Area = 2362 sq ft / 219.4 sq m (includes garage)

For identification only - Not to scale

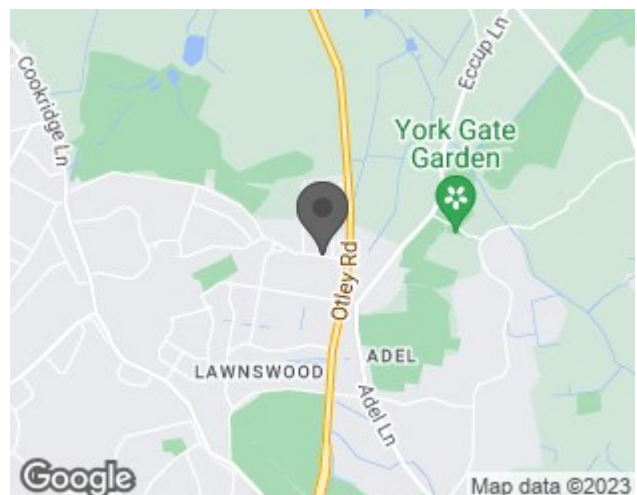


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrchem 2023. Produced for Hunters Property Group. REF: 960157

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 3 Reception: 2 Tenure: Freehold

## Summary

High Gables, Holt Lane is a fantastically large and well proportioned stone built family home in the centre of desirable Adel. Built 12 years ago in 2011 and arranged over 3 floors the property is well balanced with 5 double bedrooms, 3 bathrooms and lots of flexible reception space. The popular Adel location offers fantastic access to great facilities and amenities and is within walking distance of restaurants, coffee shops and convenience stores as well as having excellent road and bus links to Leeds City Centre and easy access to Otley and Harrogate. In addition there is convenient access to many reputable schools including Richmond House, Moorlands and Leeds Grammar School.

This spectacular home has many key features:

- Over 2,300 square feet of exceptionally well-presented living accommodation
- Utility room and downstairs W.C.
- Spacious and welcoming entrance hallway
- Modern high specification kitchen with Boiling water tap
- Integrated kitchen appliances
- Utility room - New Boiler
- Large cosy family/living room
- Open plan family room and dining area with garden access
- Five double bedrooms
- Three bathrooms
- Southward facing garden - perfect for entertaining and hosting
- Garage and off street parking for 3+ cars

The sheer amount of care and attention the current owner has invested in this home is clear to see, and they have created a beautiful family home which is all ready for the next family to take on and make their own.

Call now to arrange your viewing.

## Features

- STONE BUILT DETACHED FAMILY HOME • HIGH SPEC AND WELL CARED FOR • 5 DOUBLE BEDROOMS • 3 BATHROOMS • LARGE RECEPTION ROOMS • SPACIOUS HIGH SPEC KITCHEN • SOUTHWARD FACING REAR GARDEN • GARAGE AND OFF STREET PARKING • COUNCIL TAX: F • EPC: C