



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		
	78	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

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184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

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north@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



Holts Crest Way, LS12 2AH

**£1,195 Per Calendar Month**

• TWO BEDROOM TOWN HOUSE

• TWO BATHROOMS

• AVAILABLE IMMEDIATELY

• PARKING INCLUDED

• PART FURNISHED

• FANTASTIC LOCATION WITHIN TEN MINUTES WALK TO THE TRAIN STATION/CITY CENTRE

• EXCELLENT TRANSPORT LINKS TO INNER RING ROAD AND MOTORWAYS

• NEURTALLY DECORATED THROUGHOUT

AVAILABLE IMMEDIATELY - FURNISHED, TWO BEDROOM, TWO BATH TOWN HOUSE WITH PARKING. WITHIN WALKING DISTANCE TO CITY CENTRE AND TEN MINUTES FROM LEEDS TRAIN STATION.

The property briefly comprises of entrance hall, double bedroom and shower room (including utility cupboard) on the ground floor. To the first floor there is an open plan living room/kitchen/dining space with Juliette balcony letting in lots of natural light and on the 2nd floor there is the primary bedroom with an en-suite bathroom, built in wardrobes and a further Juliette balcony.

Parking is available, which is a significant advantage in this desirable location close to the city centre. Holts Crest Way is well-connected to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. The landlord is open to fully furnishing the property on request. EPC Rating: C. Council Tax Band: B

