



**Stoneacre**  
Properties



**Holts Crest Way, Leeds, LS12 2AH**  
**£1,250**

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

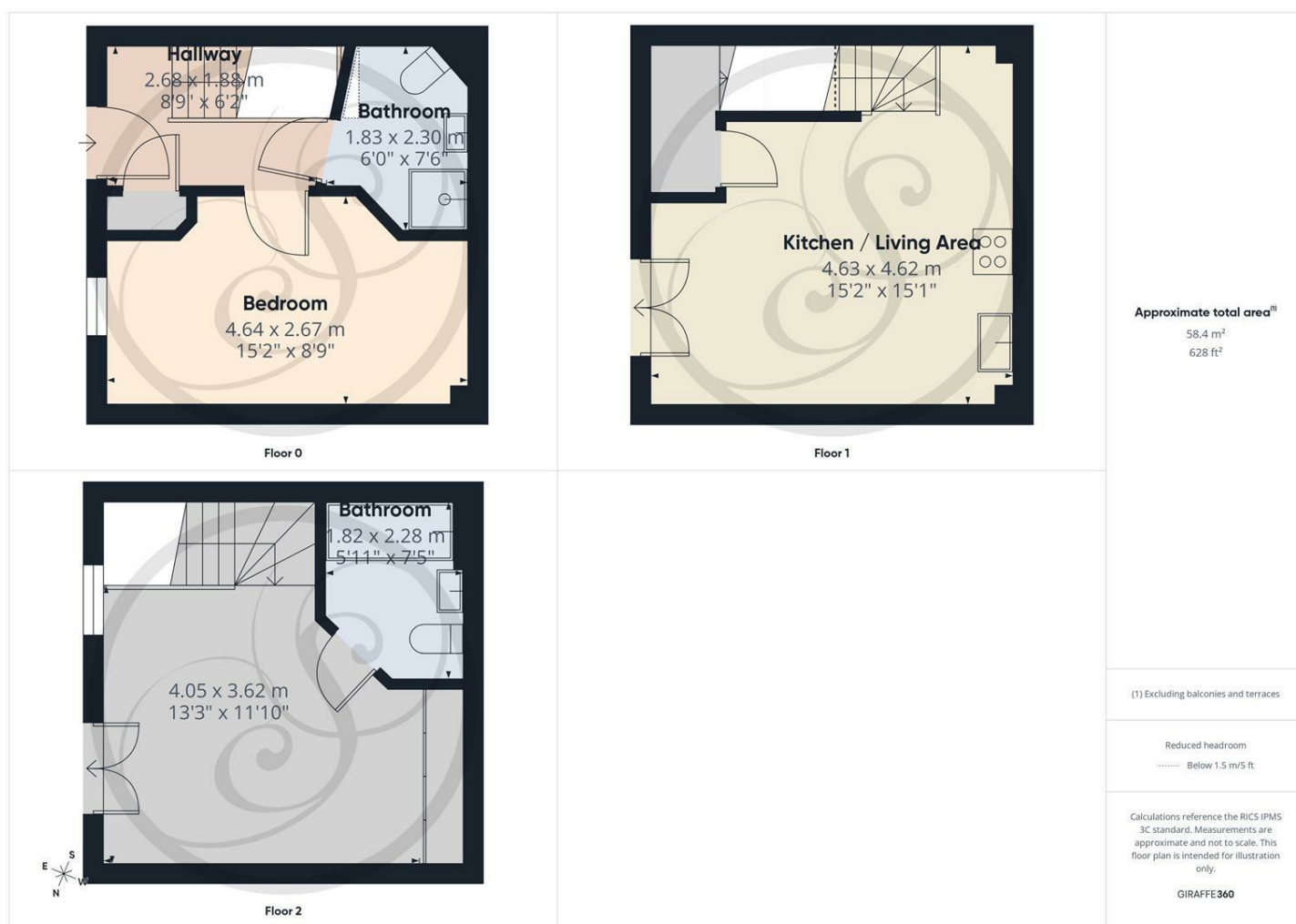
The property briefly comprises of entrance hall, double bedroom and shower room (including utility cupboard) on the ground floor. To the first floor there is an open plan living room/kitchen/dining space with Juliette balcony letting in lots of natural light and on the 2nd floor there is the primary 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 tranquility and accessibility. The landlord is open to fully furnishing the property on request. EPC Rating: C. Council Tax Band: B

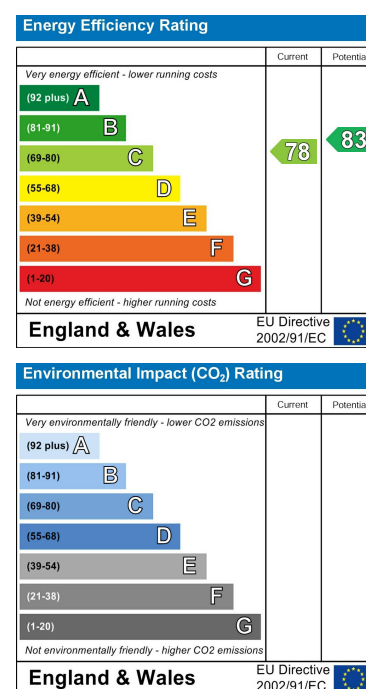
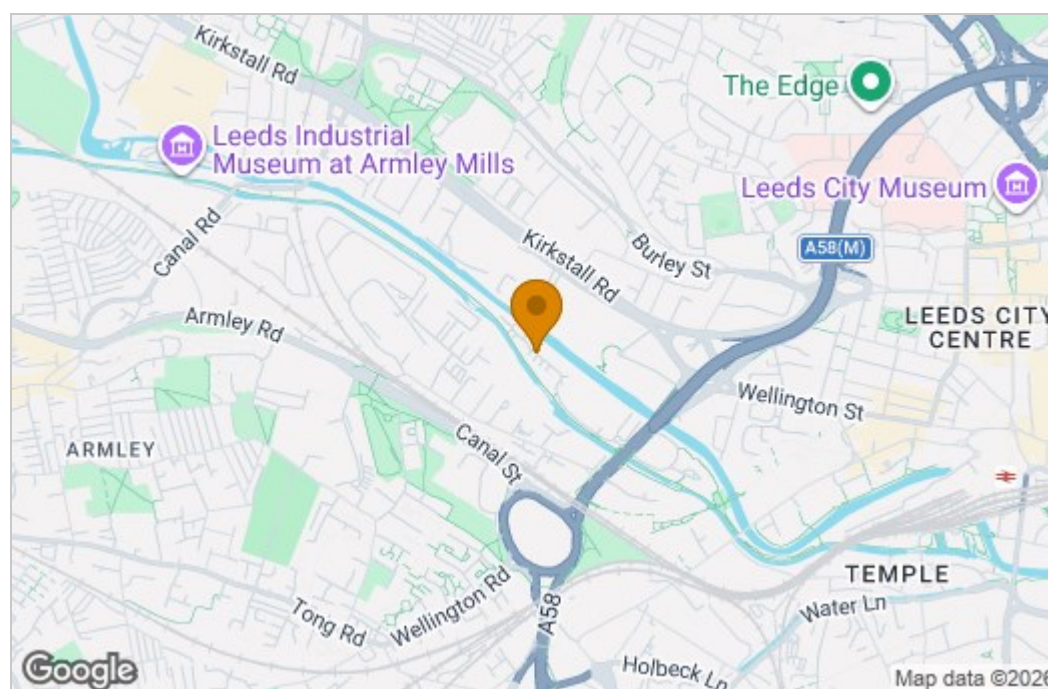




## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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