



Holtdale Place, Leeds LS16 7RH

welcome to

Holtdale Place, Leeds

No onward chain | A beautifully refurbished three-bedroom home, ready to move straight into. Featuring a stylish new kitchen and bathroom, plus a new roof, windows, boiler, carpets and full rewire, all in a popular location close to schools, amenities and transport links



Holtdale Place

Offered for sale with no onward chain, this beautifully refurbished three-bedroom home is situated in a popular residential location, conveniently close to local amenities, well-regarded schools, and excellent transport links. Presented to an exceptional standard throughout, the property is sure to appeal to a wide range of buyers, including first-time purchasers, growing families, and investors alike.

The current owners have undertaken an extensive programme of improvements, creating a true turnkey home. Recent upgrades include a contemporary fitted kitchen, stylish bathroom suite, new carpets throughout, replacement roof, modern windows, a new boiler, and a full rewire.

The accommodation briefly comprises an entrance porch leading into a welcoming and bright hallway, a modern kitchen/diner ideal for everyday family living, and a spacious lounge with patio doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property benefits from a generous enclosed rear garden, predominantly laid to lawn providing the perfect space for children to play, outdoor entertaining, or simply relaxing in the warmer months.

Ground Floor

Entrance Porch

Door to the front opens into the porch with access to useful storage space and internal door through to the hallway

Hallway

A bright and airy hallway with open staircase up to the the first floor and storage cupboard

Kitchen/Diner

A stylish modern kitchen fitted with a range of high-gloss wall and base units complemented by coordinating work surfaces. Integrated features include a black sink and drainer with mixer tap, induction hob with extractor hood above, and a fitted oven. There is space for additional appliances, while a front-facing window provides natural light. The kitchen also offers ample room for a dining table and chairs and flows seamlessly into the lounge, creating an ideal open-plan living and entertaining space.

Lounge

A bright and inviting reception room featuring newly fitted carpeting, a radiator, and a window allowing for plenty of natural light. Double patio doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

First Floor

Landing

With stairs from the ground floor and two useful storage cupboards.

Bedroom One

A good sized double bedroom with newly fitted carpet, radiator and window

Bedroom Two

A second good sized bedroom with newly fitted carpet, radiator, useful storage and window.

Bedroom Three

A good sized third bedroom with carpet, radiator and window

Bathroom

A beautifully presented and contemporary bathroom fitted with a modern white three-piece suite comprising a panelled bath with glazed shower screen and rainfall shower over, pedestal wash hand basin, and low-flush WC. Stylish marble-effect wall panelling creates a luxurious finish, complemented by recessed ceiling spotlights and a heated towel rail. A frosted window provides natural light while maintaining privacy, completing this bright and elegant space.

Outside

The rear garden is of a generous size mainly laid to lawn with fence borders. There is on street parking available.

Agents Notes

This property was fully re-furbished in 2025 with the works including;
A new roof, windows, boiler, bathroom, kitchen, flooring and rewire.

Please also note that this property is on 'non standard' construction and we believe it to be Wimpey no fines - please check with your lender in terms of mortgages.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Holtdale Place, Leeds

- No Onward Chain
- Fully Refurbished Throughout
- Three Well-Proportioned Bedrooms
- Brand New Kitchen & Bathroom
- Ready-To-Move-Into Condition

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107531 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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