



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

Parklane are delighted to bring to market this exquisite two bedroom townhouse located in the Strata Development next to Harley Davidson off the A58. Only a 20 minute walk to Leeds Train Station, you'll be hard pushed to find a property of this quality with off-road parking so close to the City Centre. On the ground floor, this property comprises of a double bedroom or second living space and with house bathroom and storage cupboard with washing machine. On the first floor you'll find the open plan living room with Juliet balcony and kitchen with integrated fridge/freezer. Up to the second floor there's the primary bedroom with built in wardrobes and ensuite. This property is offered fully furnished or unfurnished and is carpeted throughout. Double glazing, central heating, alarmed, and a designated parking space. This property also benefits from loft space for storage and bike storage with the Leeds Liverpool Canal and River Aire running either side of the development. The property is available FURNISHED. Deposit: £1440. EPC Rating B. Council Tax Band B.



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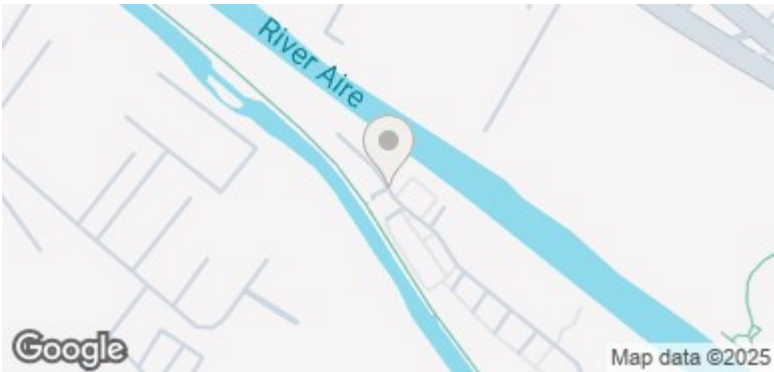
B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.