



Hollyshaw Lane | Whitkirk | LS15 7AF

£399,995

Extended Three bedroom semi-detached house | Council Tax Band C No Chain | EPC Rating D

Emsleys | estate agents

*****EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE - AN ABSOLUTE MUST VIEW *****

Nestled on the charming Hollyshaw Lane in the desirable area of Whitkirk, Leeds, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. Having been extended by the present owners this home is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the extended open plan kitchen/living/dining space, which is perfect for family gatherings and social occasions. This contemporary space is designed to be both functional and stylish, making it a joy to cook and dine in with integrated appliances including an eye level oven, induction hob and extractor, fridge freezer and dishwasher. Additionally, a convenient utility room enhances the practicality of the home, ensuring that daily chores are easily managed by housing the washing machine and dryer.

For those who work from home or require a quiet space for study, the dedicated home office offers a peaceful retreat, allowing for productivity in a comfortable environment with French doors to the rear garden in the pleasant summer months.

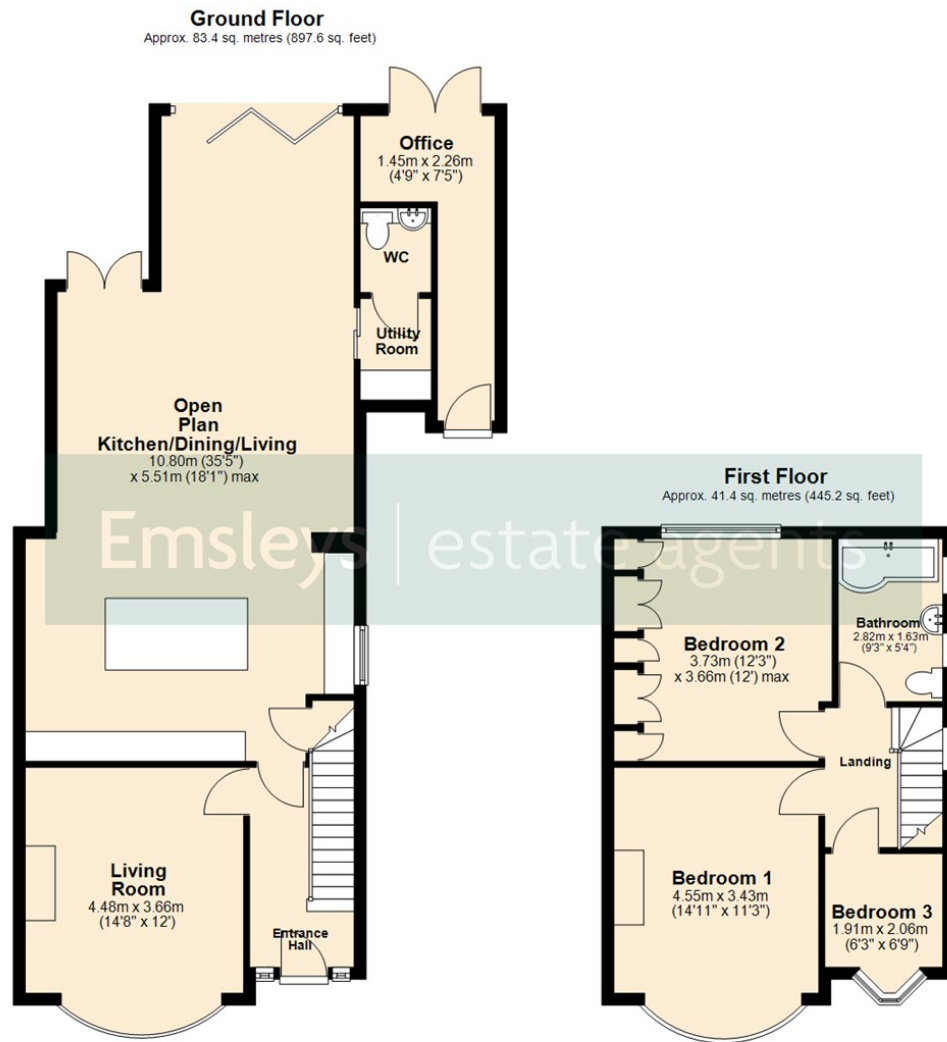
The property boasts a wonderful long rear garden, providing an excellent outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Perfect for 'al-fresco' dining on the landscaped patios.

Parking is also a breeze with space for two vehicles, ensuring convenience for you and your guests. This delightful home on Hollyshaw Lane is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this lovely house your new home.

***** Call now to arrange your visit *****







Total area: approx. 124.8 sq. metres (1342.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

Emsleys | estate agents