



Hollyshaw Terrace | Whitkirk | LS15 7BG

£325,000

Four Bedroom Terraced House | Council Tax Band C | Epc Rating TBC

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\*\*\* A TRULY BEAUTIFUL EDWARDIAN TERRACE - MUST BE VIEWED TO BE APPRECIATED \*\*\*

New to the market an elegant and impressive FOUR bedroom Edwardian terrace. This deceptively spacious family residence has been lovingly maintained for over thirty five years by the current owners who have been careful to retain many original features. The property is full of character and charm and features high ceilings with deep original mouldings, deep skirting boards and stripped pine doors in most rooms. The house benefits from an additional conservatory enhancing the outside space and also offers useful storage and utility cellars.

The accommodation briefly comprises; lower ground floor- storage and utility room. Ground floor - entrance vestibule, entrance hall, generous living room, dining room, conservatory and kitchen. To the first floor are two large double bedrooms and the family bathroom and to the second floor are two more double bedrooms serviced with 'Jack n Jill' en-suite facilities. Outside the property has a small garden to the front and an enclosed yard with parking bay to the rear.

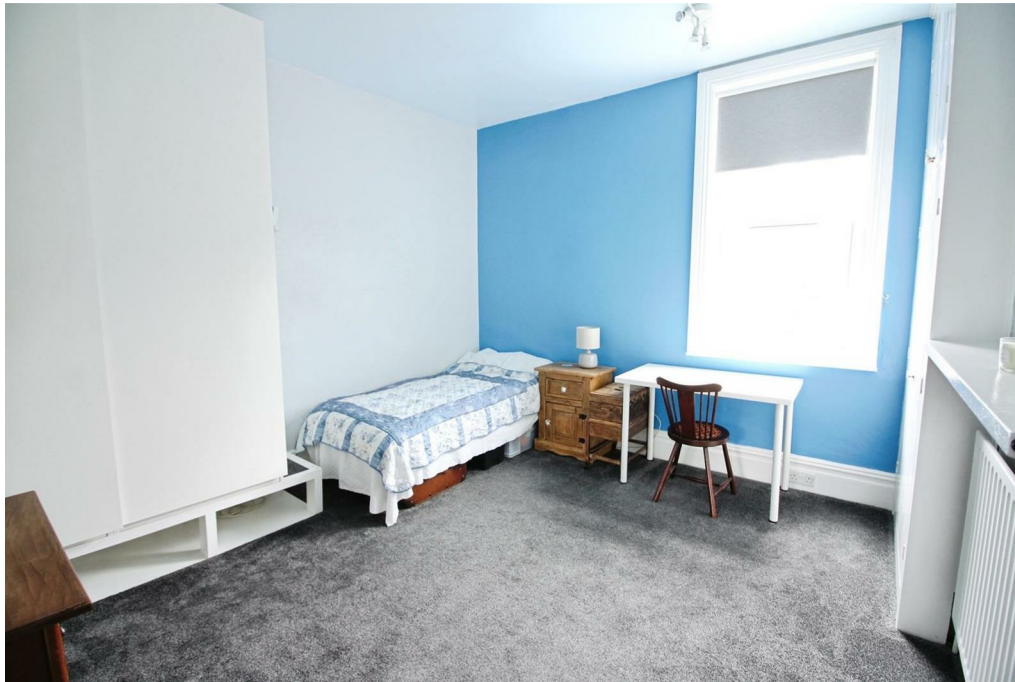
The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield, along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a shopping and leisure complex at 'The Springs' Thorpe Park plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short walk away you will be spoilt for choice with a range of shops, banks, cafes and bars. For outdoor leisure activities or dog walking Temple Newsam Country Estate is just a short walk away, offering a Tudor Jacobean house, farm and ornamental gardens and lakes.

This is a wonderful family home set on one of the most popular areas in Whitkirk and really is a must see!

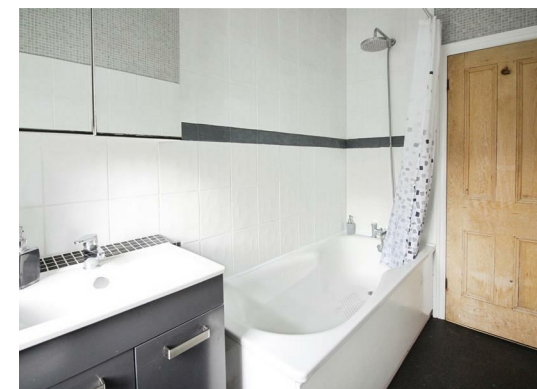
\*\*\* Call now to arrange your viewing \*\*\*











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.

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