



**Holywell Grove, LEEDS, LS12 3HR**  
**PCM £1,000 PCM**

**E&H** Edkins Holmes  
ESTATE AGENTS



A Victorian stone built three bedroom end terrace house situated in a back water cul-de-sac location in Armley. Offering good commuting access to Leeds city centre and is of particular interest to families and professional couples seeking a well presented character home. Benefits from: large modern fitted dining kitchen; spacious lounge with feature fireplace; useful storage cellars; master bedroom with en-suite shower room; modern white three piece bathroom suite; enclosed pebbled patio garden to front; shared tarmac parking area; shared flagged enclosed court yard and uPVC double glazed windows. Briefly comprises: dining kitchen; lounge; storage cellar; staircase & landing; master bedroom with en-suite shower room; 2nd double bedroom; single bedroom; bathroom. Early inspection is recommended to appreciate the charm and quality of the accommodation on offer. Sorry no smokers and no pets. Unfurnished. Available now.



DINING KITCHEN 15'7" x 12'5" (4.75m x 3.81m)

LOUNGE 15'7" x 12'2" (4.75m x 3.73m)

STORAGE CELLAR (TWO ROOMS) 21'1" x 15'8" (6.43 x 4.78)

STAIRCASE AND LANDING 2.54m x 0.81

BEDROOM ONE 12'9" x 12'7" (3.89m x 3.86)

EN SUITE SHOWER ROOM 4'7" x 5'8" (1.42 x 1.73)

BEDROOM TWO 10'0" x 7'6" (3.05 x 2.31)

BEDROOM THREE 9'1" x 5'2" (2.79 x 1.6)

BATHROOM 2.06 x 1.3











