



Guide Price £525,000

- 1930's four-bedroom semi detached
- Not been for sale for over 60 years
- Quiet cul-de-sac location
- Two well-proportioned reception rooms
- Private driveway with garage, south facing garden
- Excellent scope to extend or reconfigure (subject to planning permission)
- Close to local amenities and transports links
- No onward chain, a great opportunity!

Holt Close, Adel Leeds, LS16 8DJ

A fantastic opportunity to acquire this spacious four-bedroom semi-detached home, occupying a generous plot within a quiet cul-de-sac in the highly sought after Adel area. Requiring complete modernisation, this property offers exceptional potential for buyers looking to create a family home.

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General remarks

Dacre Son & Hatley are delighted to present this 1930's semi-detached home, situated within a desirable residential cul-de-sac, this four bedroom semi-detached property presents an exciting opportunity for buyers seeking a home they can renovate and personalise to their own taste, having lovingly been owned by the same family since 1965.

The property offers generous accommodation comprising of spacious entrance hallway with under stairs storage and original panelling, large kitchen with fitted units and ample worktop space and garden aspect. There is a useful utility porch area to the rear

of the property, dining room with fireplace and bay window, as well as a lovely, light south facing second reception room with patio doors leading to the garden.

To the first floor there are four generous size bedrooms, one with built in wardrobes and house bathroom with separate wc. Additionally, there is a useful storage room off the bathroom and a further loft which is a great size.

The rear garden is south facing with patio leading to a gated lawn area with mature shrubs and borders, a lovely garden for a growing family or anyone who loves gardening. The front of the property has a driveway leading to the garage and a path around the side of the house leading to the back garden and has mature plants and shrubs.

Don't miss your chance to view this exceptional home! This is a unique opportunity to own a piece of 1930s charm with outstanding potential to create your forever home.

The property is situated in this highly sought after and convenient location with many local amenities available including a wide choice of shops, schools and recreational facilities. The property is ideally placed for daily travelling to the centre of Leeds and the Leeds Outer Ring Road, providing access to the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1, M62, A1). Leeds/Bradford International Airport is situated at nearby Yeadon.

Directions

what3words rarely.enable.take

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Drive and garage
- All Mains services connected

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

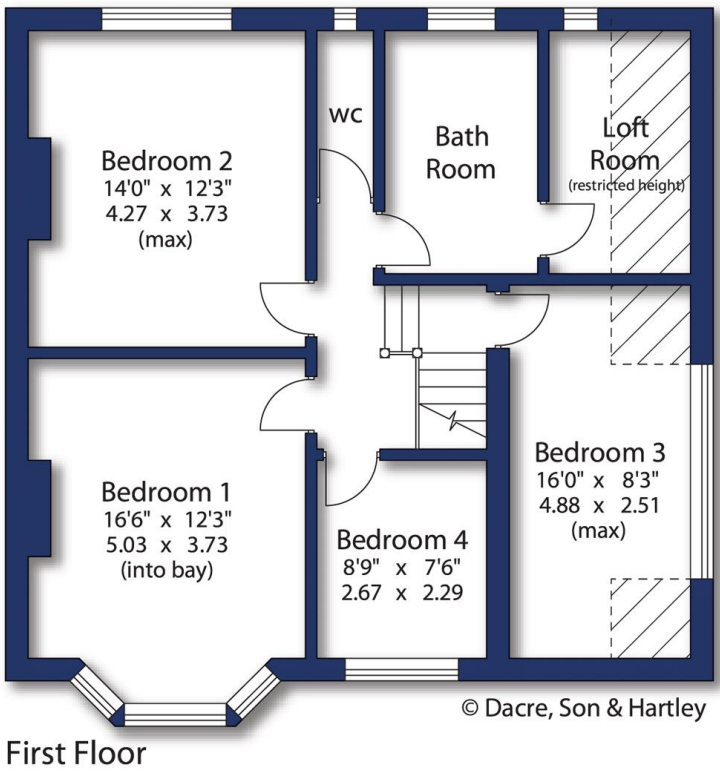
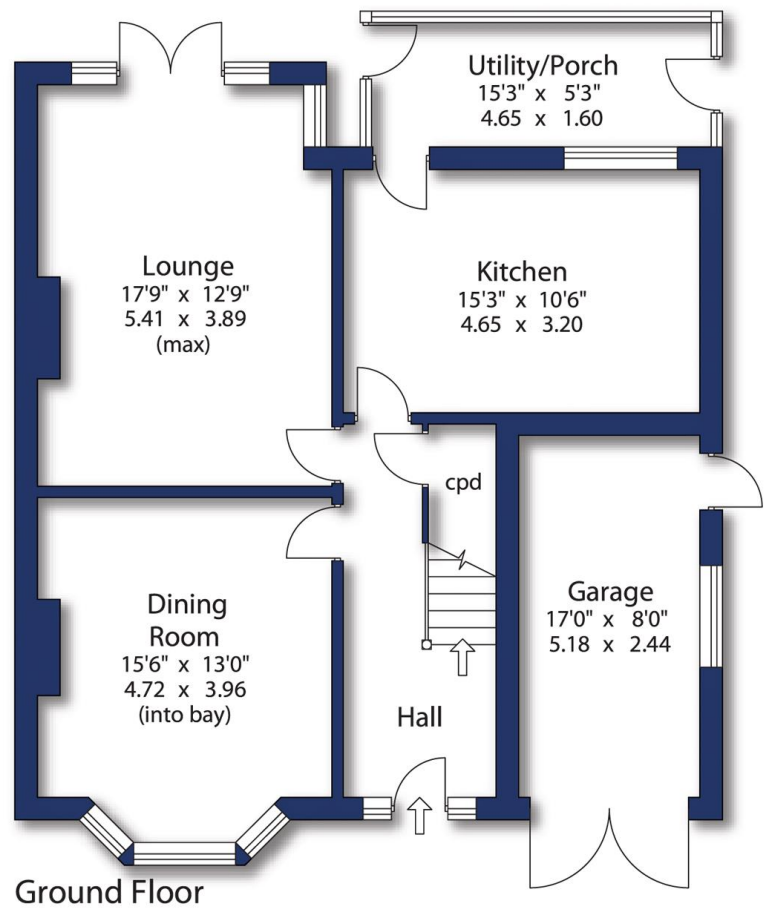
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260200



Floorplans

Approx Gross Floor Area = 1547 Sq. Feet
(Excluding Garage & Loft) = 143.7 Sq. Metres



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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