



97 HOLLYSHAW LANE  
LEEDS, LS15 7BA

£425,000  
FREEHOLD

Look no further! This spacious three-bedroom property in an excellent area is ready for you to move in immediately.

MONROE

SELLERS OF THE FINEST HOMES

# 97 HOLLYSHAW LANE

- Semi Detached Property • Over Three Floors • Three Bedrooms • Fantastic Extended Loft • Family Kitchen Diner • Utility & WC Downstairs • Beautiful Bay Windows • Full Of Character • South Facing Garden • Single Garage



Monroe is thrilled to showcase this impressive three-bedroom 1930s home for sale, complete with a stunning converted loft. The property features a remarkable open-plan kitchen and dining area that seamlessly connects to a south-facing garden, perfect for entertaining. With an expansive 1,656 square feet of living space, this home offers everything you need for a luxurious and comfortable lifestyle. Don't miss out on the opportunity to make it yours!

Upon entering, you are welcomed by a bright and airy hallway that establishes the home's inviting atmosphere. This spacious corridor leads you to a formal living room featuring a bay window. Additionally, there is a downstairs WC and a roomy utility area for your convenience.

The open-plan kitchen, dining, and living area boasts top-of-the-line Neff built-in appliances. A sleek kitchen island with seating is perfectly designed for both functionality and style. The space is flooded with natural light, thanks to the bi-folding doors that lead to an impressive south-facing decking area, making it an inviting and vibrant environment.

The first floor boasts two generously sized double bedrooms, one complete with fitted wardrobes and an attractive bay window. The house bathroom is both spacious and bright, featuring an elegant marble effect finish.

The staircase leading to the master bedroom on the top floor is made of strong, elegant oak, showcasing both durability and sophistication.

The dormer loft conversion boasts an impressive master suite dressing area and a stylish modern en suite bathroom, enhanced by a generous large window that provides stunning views and floods the space with natural light.

The rear garden boasts exceptional landscaping, highlighted by a stunning outdoor decking area. The front and side gardens feature a meticulously manicured lawn, complemented by an elegant Indian stone path that not only offers ample space but also guarantees complete privacy. Plus, the property includes a convenient driveway and a single garage, enhancing its overall appeal.

Make sure you take advantage of this opportunity to see this outstanding home that is ready for you to move in!

## ENVIRONS

97 Hollyshaw Lane is a highly sought-after and convenient location in the eastern part of Leeds. It offers many local attractions and amenities, including Temple Newsam House, its grounds, and a golf course. There is a variety of schools for all age groups, local



parks, and excellent shopping facilities such as the Cross Gates Shopping Centre and the Springs at Thorpe Park. For commuters, there is exceptional vehicle access to the A63, A58, A64, A1/M1 links, the Outer Ring Road, and the East Leeds Orbital Route. Cross Gates also features a train station and offers good bus routes to the city and surrounding areas.

Additionally, in Halton and Colton, you can find numerous restaurants, pubs, microbars, and accommodations for overnight stays.

#### REASONS TO BUY

- Semi-Detached Family Home
- Dormer Loft Conversion
- Superb amenities nearby
- Three Bedrooms
- Private Landscaped South Facing Garden
- Driveway & Single Garage

#### SERVICES

We are advised that the property has mains water, electricity, and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

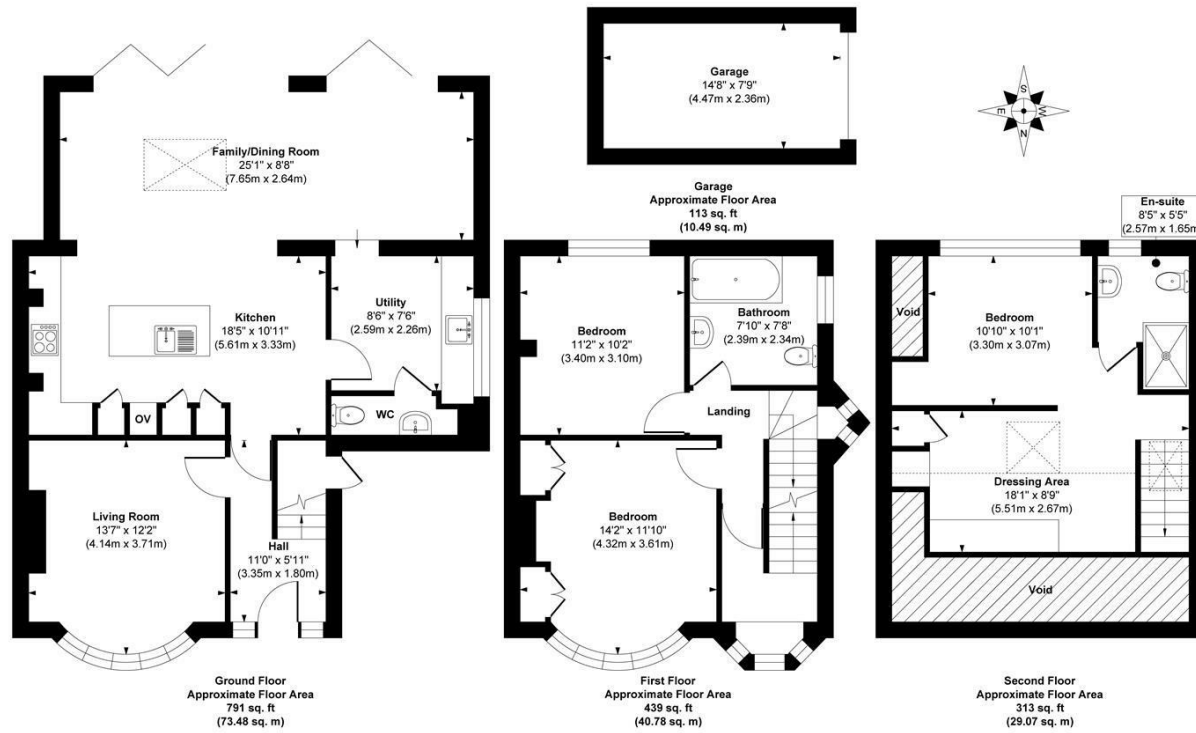
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 97 HOLLYSHAW LANE





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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