

## 37 HOLTS CREST WAY

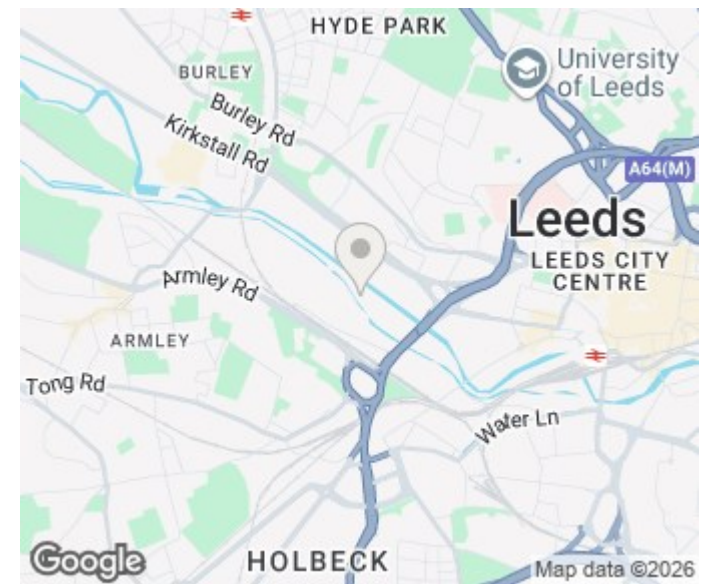
LEEDS, LS12 2AH

£1,200 PER MONTH

A beautifully presented two-bedroom, two-bathroom mid-terrace townhouse arranged over three floors within the popular Holts Crest Way development. Offering over 720 sq ft of bright, modern accommodation, the property features a stylish open-plan living space with Juliet balcony, a fully fitted contemporary kitchen with integrated appliances, and a stunning top-floor master suite with en-suite and Juliet balcony. Additional benefits include allocated parking, visitor parking, a fully working alarm system, and a desirable riverside location with excellent access to Leeds city centre and motorway links.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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