CROWN | ESTATE AGENTS

# The Hollings, Leeds



**£200,000**

4 | 2 | 2 | 64

Welcome to this charming property in the popular village of Methley, Leeds. This spacious semi Detached home, offers a generous living area of 1,119 square feet, has 4 beds, 2 bath & 2 reception rooms making it an ideal choice for those seeking a project to renovate and personalise to their taste.

This property is a blank canvas, ready for your creative vision. With its potential for renovation and the flexibility of its layout, it is an excellent opportunity for those looking to invest in a home that can be tailored to their specific needs.



- Set over Three Floors
- Useful entrance hall
- Large Kitchen
- Large Lounge with conservatory off
- Downstairs Bathroom
- Three 1st Floor Bedrooms
- En-suite Shower Room
- Attic Space
- Council Tax Band B
- EPC Rating D

### Front Elevation
With great potential for fantastic kerb appeal. The property has drive way access and a large front garden area with privacy fencing and access to the detached work shed.

### Entrance Hallway
Accessed from the side of the property and leading into the kitchen.

### Kitchen
11'7" x 9'1" (3.54 x 2.77)
The bright, modern kitchen features fully kitchen with floor and wall units in a soft cream gloss finish with curved chrome handles. With a dark wood effect work surface with ample space for kitchen gadgets. The back splash is a soft blue acrylic. There is an electric oven, grill and hob with chimney extractor over. The window overlooks the front of the property.

### Lounge
15'3" x 10'5" (4.65 x 3.19)
This large room has a feature fireplace with log effect burner, dark wood mantel and slate hearth, creating an cosy affect. With light oak wood effect flooring and double patio doors opening out into the conservatory.

### Conservatory
10'5" x 6'4" (3.19 x 1.95)
Leading out from the lounge through double glass door. The bright, airy room has a glass apex roof and is the perfect spot for relaxing.

### Bathroom
7'3" x 5'10" (2.21 x 1.78)
The fully tiled bathroom has a freestanding oval bath with pedestal sink and toilet. The bathroom is finished in neutral tones creating a calm atmosphere.

### Hallway
The entrance hall is close off with double glass and is an ideal spot for a corner nook or breakfast area. With wooden stairs leading to the first floor.

### Landing
7'3" x 11'4" (2.21 x 3.46)
Leading to the first floor bedrooms.

### Bedroom One
15'3" x 9'1" (4.65 x 2.77)
Bedroom one has freestanding modern finish wardrobes and is of a good size. With light oak finish laminate flooring and a single radiator. The window faces to the front of the property.

### Bedroom Two
15'3" x 9'6" (4.65 x 2.90)
This is another large room, decorated in grey tones or ready for you to add your own interior design. With a large window overlooking the rear of the property and single radiator.

### En-suite Shower Room
3'1" x 7'3" (0.94 x 2.21)
The useful en suite would benefit from an update but, contains a separate shower cubicle, wall mounted sink and WC.

### Bedroom Three
7'3" x 7'2" (2.21 x 2.20)
The third bedroom is ideal for a child's room or office space. With a window overlooking the rear of the property and single radiator.

### Bedroom Four Attic
20'0" x 14'10" (6.11 x 4.54)
This fantastic space is open and inviting with a pitched ceiling creating height and usability. A perfect hideaway for the teenagers or main bedroom for the adults.

### Rear Garden
The rear of the garden has potential to create a safe play space with fencing to all perimeters. With access to the work shed and a further





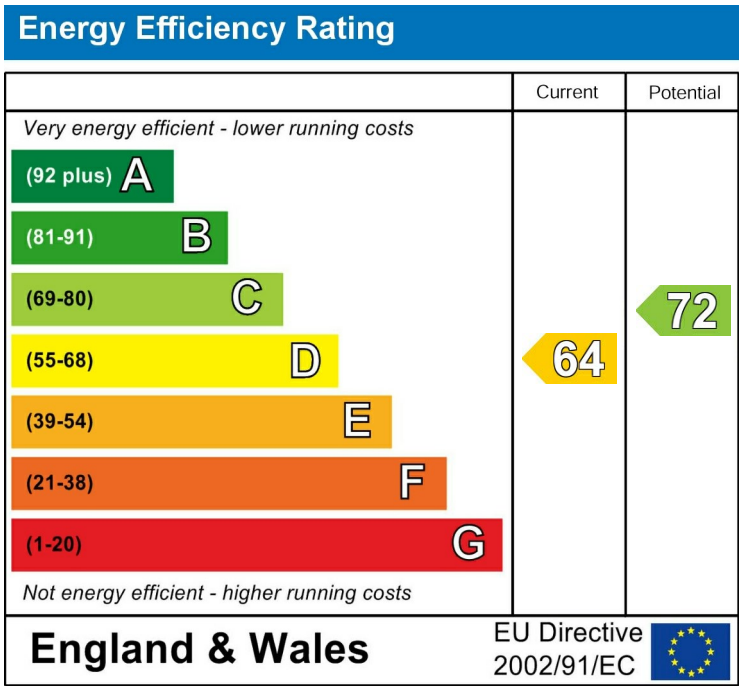





## Floor Plan






**Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.**

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