









welcome to

Gray Court, Leeds

Mid-terrace three-bedroom home offering two reception rooms, including a dedicated dining area. Enjoy gardens to both the front and rear, plus the convenience of off-street parking with a private garage. Ideal for families or professionals seeking comfortable living.





On the ground floor, you'll find a welcoming lounge at the front of the property, seamlessly leading into a spacious dining room—perfect for entertaining or family meals. The modern kitchen is situated at the rear, offering direct access to the garden. Upstairs, there are three comfortable bedrooms, a well-appointed bathroom, and a central landing that connects all rooms.

Ground Floor

Lounge

16' 6" MAX x 12' 7" MAX (5.03m MAX x 3.84m MAX)

Kitchen

10' 7" MAX x 7' 3" MAX (3.23m MAX x 2.21m MAX)

Dining Room

8' 8" MAX x 10' 4" MAX (2.64m MAX x 3.15m MAX)

First Floor

Bedroom One

10' 2" MAX x 13' 4" MAX (3.10m MAX x 4.06m MAX)

Bedroom Two

10' MAX x 10' 2" MAX (3.05m MAX x 3.10m MAX)

Bedroom Three

8' 2" MAX x 5' 9" MAX (2.49m MAX x 1.75m MAX)

Bathroom











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- MID-TERRACE THREE-BEDROOM HOME
- TWO RECEPTION ROOMS, INCLUDING DINING AREA
- KITCHEN WITH DIRECT ACCESS TO REAR GARDEN
- GARDENS TO FRONT AND REAR
- OFF-STREET PARKING VIA PRIVATE GARAGE

Tenure: Freehold EPC Rating: C

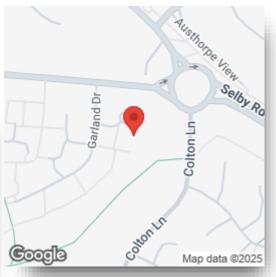
Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111132



Property Ref: CGT111132 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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