



**Stoneacre**  
Properties



### **Gray Court, Leeds, LS15 9AS**

**£218,000**

Stoneacre Properties are privileged to be able to offer for sale a well presented End Town House, set back from Selby Road itself in the heart of Whitkirk and close to all local amenities at Colton Retail Park, Whitkirk, The Springs and Crossgates. The wide open spaces of Temple Newsam are also within walking distance as are transport links into Leeds City Centre. The accommodation comprises of an entrance porch, guest wc., lounge, dining/sitting area, kitchen, three bedrooms and a bathroom/WC. The property is situated on a corner plot and also benefits from an outbuilding. Viewings are highly recommended.



### Entrance Porch

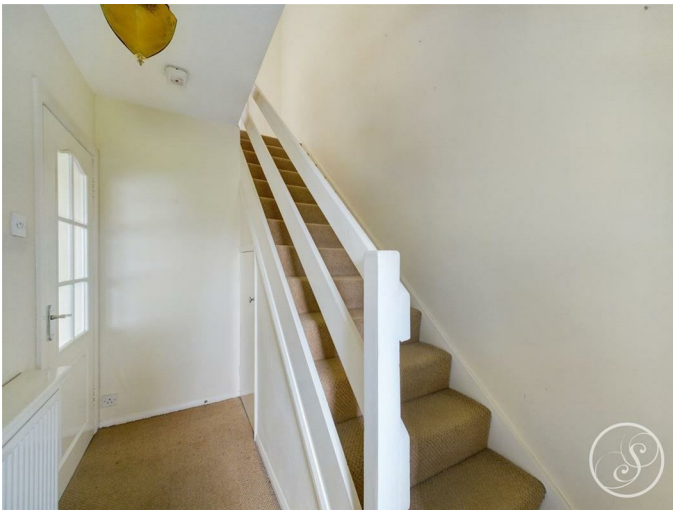
Door to front. Access into guest wc. Door into entrance hall.

### Guest WC



Fitted with a wc and wash hand basin.

### Entrance Hall



Central heating radiator. Under stairs storage cupboard. Staircase leading to first floor. Access into lounge.

### Lounge



To the front is a double glazed window. Feature surround with fire. Central heating radiator. Door into dining/sitting area.

### Dining/Sitting Area



Feature fire surround with fire. French doors that lead out to the rear garden. Access into kitchen.

### Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. Plumbing for automatic washing machine. Gas cooker point. Space for fridge/freezer. Window to rear. External door leading into garden.

### First Floor Landing

Access into loft.

### Bedroom One



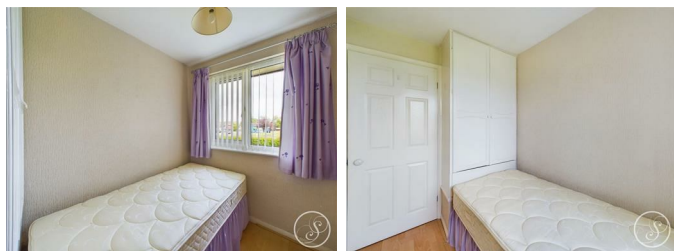
To the front is a double glazed window. Central heating radiator. Fitted wardrobes.

### Bedroom Two



To the rear is a double glazed window. Central heating radiator. Built in storage.

### Bedroom Three



To the front is a double glazed window. Central heating radiator and built in storage.

### Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is tiling, central heating radiator and a double glazed window.

### External



The property is sat upon a spacious corner plot and comprises of well established gardens.

### Outbuilding

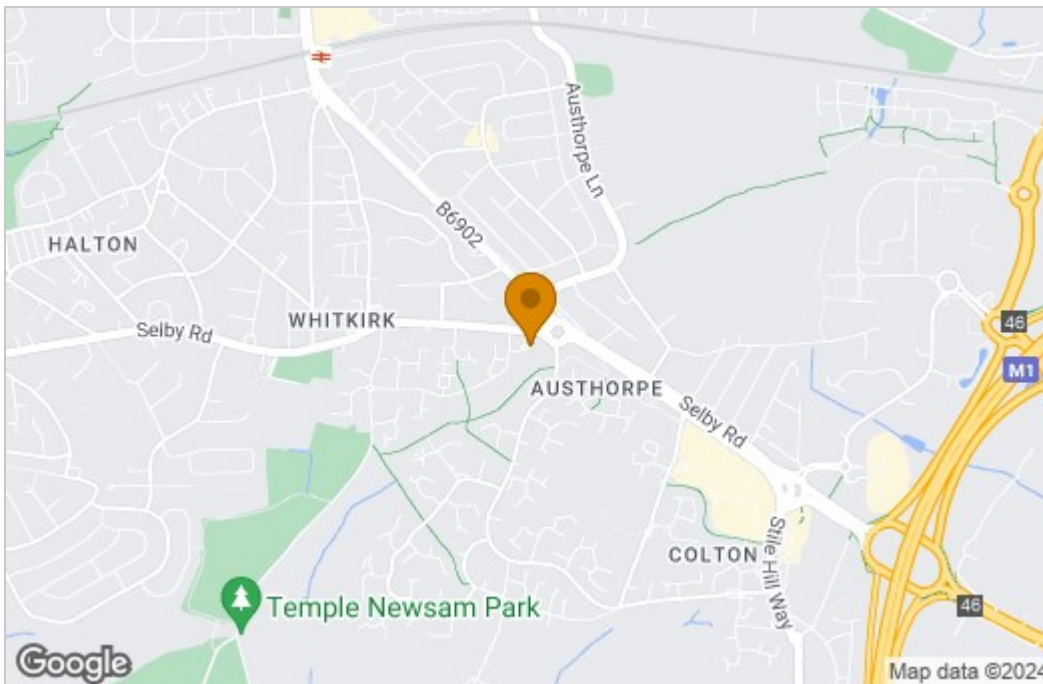


Great for a variety of uses.

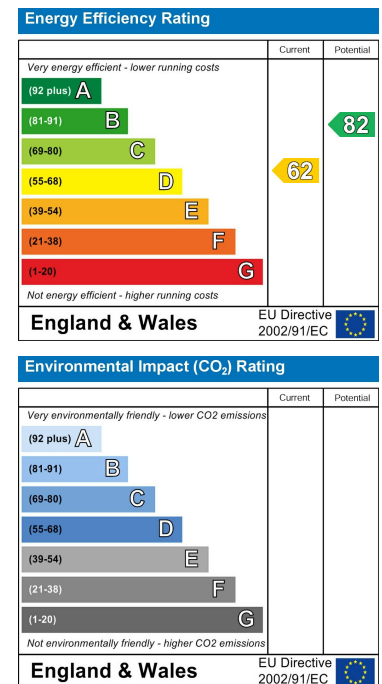
# Floor Plan



# Area Map



# Energy Efficiency Graph



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