



**Stoneacre**  
Properties



**Maltby Court, Leeds, LS15 9BA**

**£225,000**

Stoneacre Properties are proud to present for sale this beautiful extended three bedroom mid terrace located in a sought after location close to Temple Newsam Park and transport links via the M1. Other local amenities and schools are also close by. Comprising of; entrance porch, lounge, diner, kitchen, sun room, three bedrooms and a bathroom. Externally the property has a block paved driveway to the rear and a garage. To the front is a paved patio. Viewings are highly recommended.

## ENTRANCE HALL

Door to front. Double glazed window.

## LOUNGE



Spacious lounge with feature fire place. Patio doors leading to the sunroom. Central heating radiator.

## DINING ROOM



Double glazed window to the rear. Central heating radiator.

## KITCHEN



Fitted with a range of wall and base units comprising of a stainless steel sink, integrated electric oven and electric hob with cooker hood above. Plumbing for a washing machine.

## SUNROOM



Double glazed windows to either side. French doors leading to the rear. Patio door to the lounge.

## FIRST FLOOR LANDING

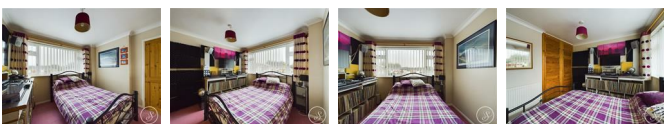
Loft access. Central heating radiator.

## BEDROOM ONE



Fitted wardrobes. Double glazed window to the rear. Central heating radiator.

## BEDROOM TWO



Double glazed windows to the front. Central heating radiator.

## BEDROOM THREE



Double glazed window to the rear. Central heating radiator. Built in storage cupboard.

## BATHROOM



Modern three piece bathroom comprising of a bath with hand held shower above, wash hand basin and a wc. Central heating radiator.

## EXTERNAL



Externally to the front of the property is a flagged patio with raised flower beds. To the rear is a block paved driveway and garage.

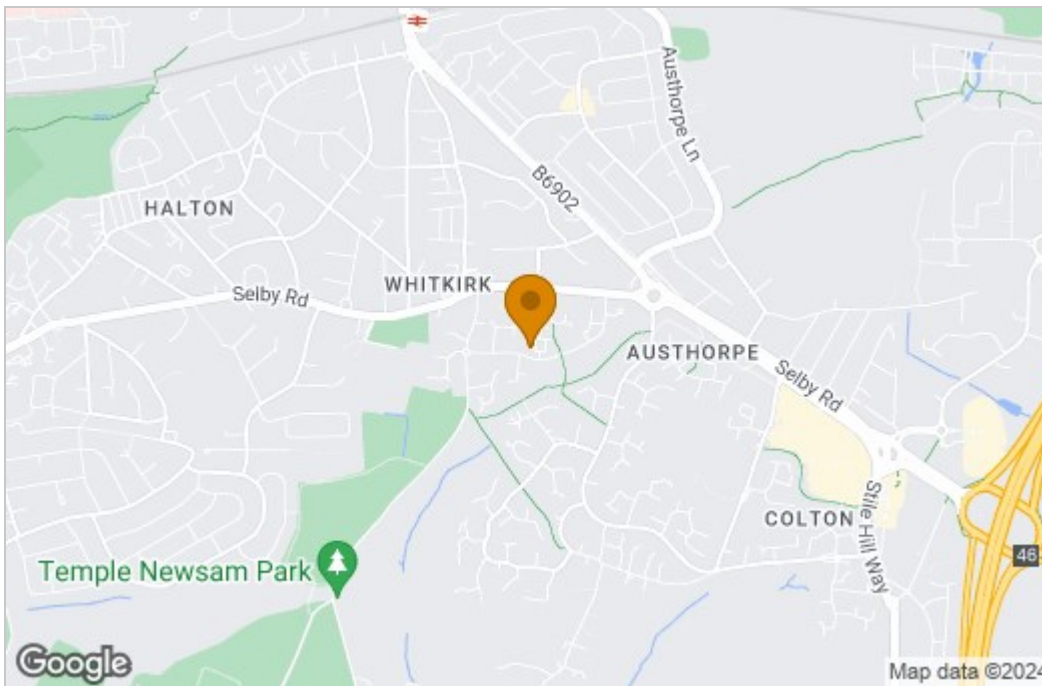
## GARAGE

Up and over door.

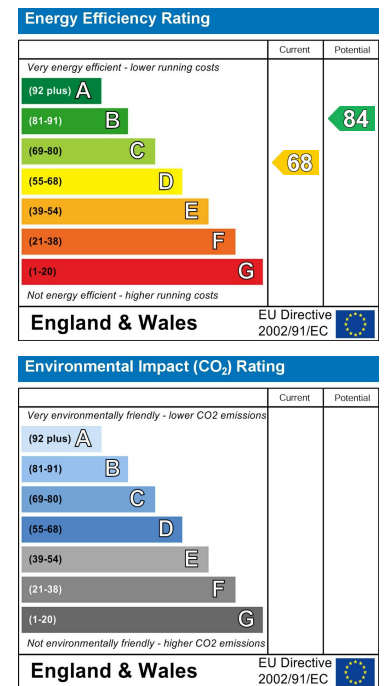
## Floor Plan



## Area Map



## Energy Efficiency Graph



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