



**Stoneacre**  
Properties



**Darcy Court, Leeds, LS15 9BJ**

**£275,000**

Unique opportunity to purchase a truly delightful home that must be viewed to be fully appreciated. Located close to the wide open space on offer at Temple Newsam. This beautifully presented home is perfect for first time buyers and families. Situated close to many local amenities including transport links and schools. Comprising: entrance hall, guest wc, open plan modern kitchen/living space, three spacious bedrooms, ensuite shower room and a bathroom with a four piece suite. Externally this modern home also boasts private gardens and a garage.



## ENTRANCE HALLWAY



Door to front. Access into kitchen and lounge. Downstairs WC. Central heating radiator. Stairs to first floor.

## LOUNGE/DINER/KITCHEN



Open plan lounge, kitchen diner with double glazed windows to the front and rear of the lounge dining area. A feature electric fire place in lounge. The kitchen is fitted with a range of floor and wall units with integrated dishwasher, fridge, freezer and electric oven. Worktops incorporating a stainless steel sink and an electric stove with cooker hood above. Storage cupboard with plumbing for a washing machine. Door to the rear. Central heating radiators.

## WC



Fitted with a WC and wash hand basin. Heated towel rail. Finished with wall and floor tiles.

## FIRST FLOOR LANDING



Loft access. Storage cupboard housing the central heating system. Central heating radiator.

## BEDROOM ONE



Double bedroom with fitted wardrobes. Central heating radiator. Double glazed window to the front.

## ENSUITE



Comprising of a shower cubicle, wc and wash hand basin. Heated towel rail.

## BEDROOM TWO



Double bedroom with fitted wardrobes. Central heating radiator and double glazed window to the rear.

## BEDROOM THREE



Double glazed window to the front. Central heating radiator.

## BATHROOM



Large bathroom fitted with a bath, shower cubicle, wc and wash hand basin. Double glazed window to the rear. Central heating radiator.

## EXTERNAL



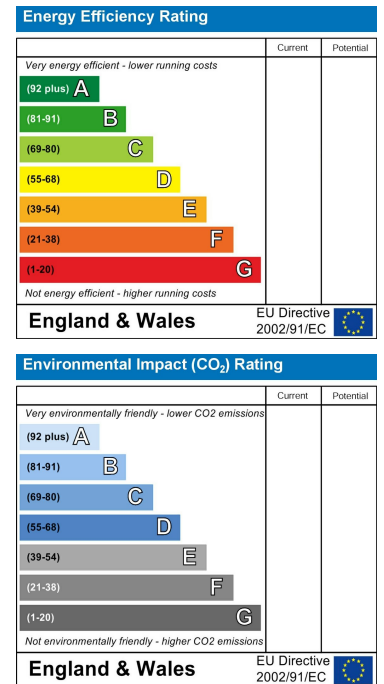
Externally the property consists of a lawned area and pavers to the front. To the rear is garden laid to paving slabs with raised flower beds. The property also benefits from a private parking area and a garage.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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