



**Stoneacre**  
Properties



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

**£1,595**

**\*\*\* SOUGHT AFTER DARCY COURT ON THE DOORSTEP OF TEMPLE NEWSAM ONE OF LEEDS MOST BREATHTAKING PARKS\*\*\***

Stoneacre Properties are privileged to be able to offer to let a beautifully presented link detached house which can be found in one of the areas most sought after locations. Darcy Court is just off Colton Road and is therefore close to the wide open spaces of Temple Newsam as well as local shopping and transport amenities. This stunning house has been remodelled and refurbished throughout and now boasts spacious and well appointed rooms, each one tastefully decorated. Arranged over two floors only, the accommodation comprises of an entrance hall, guest WC, a delightful through lounge, a luxury fitted kitchen with modern appliances, four bedrooms and a luxury bathroom with feature bath and walk in shower. There is also a delightful rear garden and a detached garage in a block. Available 11th July 2025. Unfurnished.

## GROUND FLOOR

### ENTRANCE HALL

Wooden flooring, radiator, low voltage inset spotlights.

### GUEST WC

Low level WC, bracket wash hand basin, radiator, wooden flooring, frosted double glazed window.

### LOUNGE/DINING ROOM 24'2" x 14'4" (7.371 x 4.378)

A superb through lounge with wooden flooring, feature staircase with glass balustrade leading to the first floor, two radiators, feature gas fireplace, double glazed folding doors leading onto the garden, double glazed window.

### KITCHEN/BREAKFAST ROOM 14'3" x 10'1" (4.348 x 3.063)

Range of luxury fitted wall and base units with a smart tiled splash back, sink unit, built in oven and five ring gas hob with an extractor hood over, integrated fridge/freezer, built in microwave, breakfast bar, low voltage inset spotlights, stable style door leading to the outside, tiled flooring, double glazed window.

## FIRST FLOOR

### BEDROOM ONE 13'9" x 11'4" (4.202 x 3.442)

Double glazed window, radiator.

### BEDROOM TWO 10'0" x 9'10" (3.055 x 3.001)

Double glazed window, radiator.

### BEDROOM THREE 14'2" x 9'0" (4.322 x 2.733)

Double glazed window, low voltage inset spotlights.

### BEDROOM FOUR 10'1" x 8'2" (3.084 x 2.495)

Currently being used as a dressing room. Range of fitted wardrobes, tiled flooring, double glazed window, radiator.

### BATHROOM/SHOWER ROOM

Spacious and luxury suite comprising of an oval bath, walk in shower cubicle with an overhead Monsoon shower unit, wash hand basin set in a vanity unit, low level WC, chrome heated towel rail, frosted double glazed window, fully tiled walls, tiled flooring.

## EXTERIOR



### GARDEN

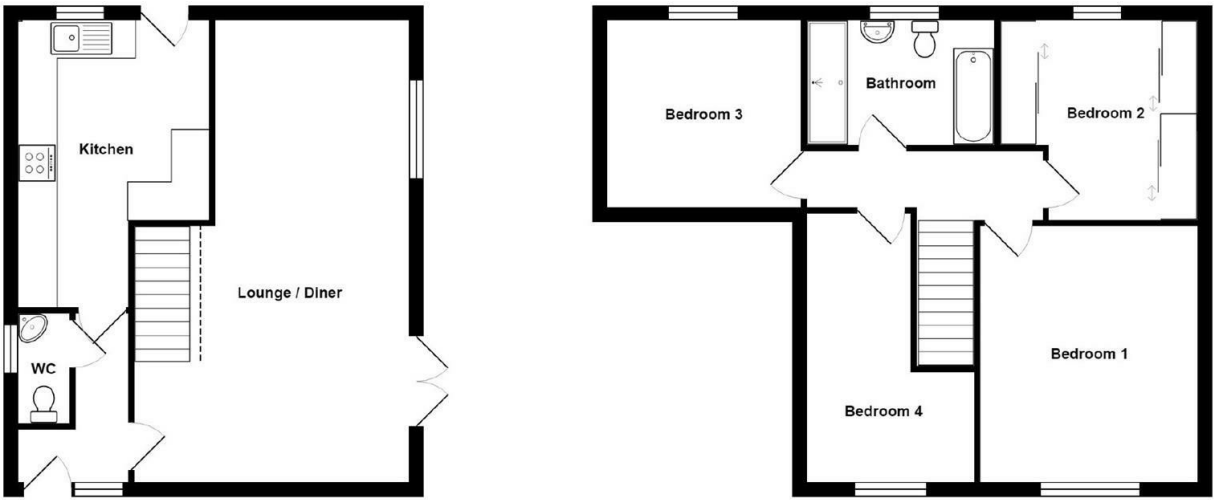
A delightful low maintenance rear garden to two sides which is mainly decked with inset lighting.

### GARAGE

Garage in block.



Floor Plan

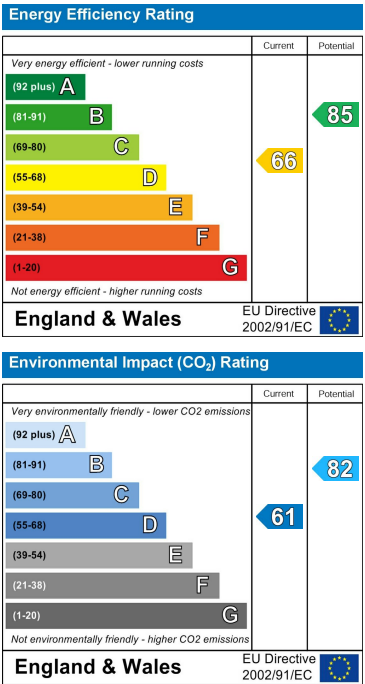


Total Area: 102.2 m² ... 1101 ft²  
All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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