



**Stoneacre**  
Properties



**Pickard Court, Leeds, LS15 9AY**

**£220,000**

Offered to the market is this stunning three bedroom mid terrace property located on Pickard Court, Leeds. The property situated in a popular location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, lounge/diner, kitchen, first floor landing, three bedrooms and family bathroom. The property benefits from low maintenance gardens to the front and rear elevation. This beautiful property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY



Door to the front elevation. Central heating radiator. Stairs leading to first floor landing.

## LOUNGE/DINER



Two double glazed windows to the front and rear elevation. Two central heating radiators. Under stair storage cupboard. Space for dining table and chairs.

## KITCHEN

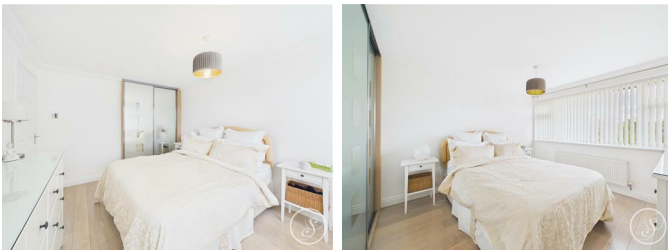


Range of wall and base units. Integrated dish washer. Integrated oven with gas hob and extractor fan above. Sink and drainer. Plumbing for washing machine. Door to the rear elevation.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

## BEDROOM TWO



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

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator.

## BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Bath with shower above. Heated towel rail.

## EXTERNAL



Patio laid to the front and rear elevation.

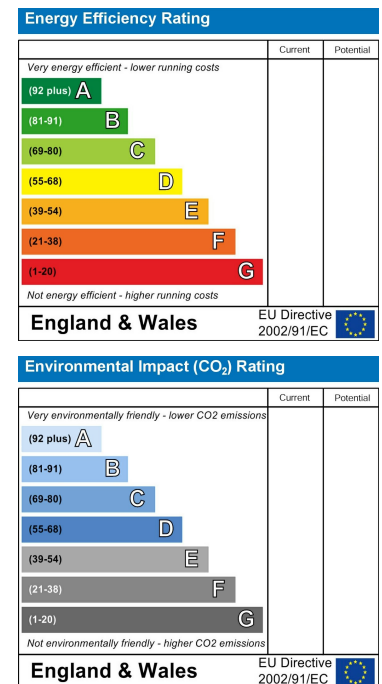
# Floor Plan



# 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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