



**Estcourt Terrace, Leeds LS6 3EX**

**welcome to**

## **Estcourt Terrace, Leeds**

This mid-terrace property offers versatile living across four floors, including a basement. Featuring six well-proportioned bedrooms, it presents excellent potential throughout—ideal for large families or investors. With a welcoming yard to the front.



## **Basement**

The basement offers a generous and flexible space with excellent potential. Could be adapted to suit a variety of needs—such as a home office, gym, playroom, or additional living area.

## **Ground Floor**

### **Lounge**

16' 5" x 13' ( 5.00m x 3.96m )

Lounge with large window to the front, carpeted throughout.

### **Kitchen**

14' 4" x 9' 2" ( 4.37m x 2.79m )

Kitchen with fully fitted wall and base units, integrated appliances, window to the side, door to the rear, laminate flooring throughout.

### **Bedroom One**

15' 2" x 11' MAX ( 4.62m x 3.35m MAX )

Built in furniture, carpeted throughout, window to the rear.

### **Shower Room**

Shower room incorporating a walk in shower, washing hand basin, W/C.

## **First Floor**

### **W/C**

Additional W/C.

### **Shower Room**

Shower room incorporating a walk in shower, washing hand basin, W/C.

### **Bedroom Two**

13' 2" x 8' 2" MAX ( 4.01m x 2.49m MAX )

Built in furniture, carpeted throughout, window to the front.

### **Bedroom Three**

11' 4" x 11' 10" MAX ( 3.45m x 3.61m MAX )

Built in furniture, carpeted throughout, window to the rear.

## **Bedroom Four**

13' 1" x 9' 8" MAX ( 3.99m x 2.95m MAX )

Built in furniture, carpeted throughout, window to the front.

### **W/C**

First floor W/C with washing hand basin.

## **Second Floor**

### **Bedroom Five**

16' x 13' 2" ( 4.88m x 4.01m )

Carpeted throughout, window to the front, built in storage.

### **Bedroom Six**

11' 8" x 10' 2" ( 3.56m x 3.10m )

Carpeted throughout, window to the rear, built in storage.

### **W/C**

Second floor W/C with washing hand basin.



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## Estcourt Terrace, Leeds

- GUIDE PRICE £300,000-£325,000
- MID-TERRACE SIX BEDROOM PROPERTY WITH CHARACTER FEATURES
- FOUR FLOORS INCLUDING BASEMENT
- TWO SHOWER ROOMS
- FRONT YARD OFFERING CURB APPEAL

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£300,000**



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Property Ref:  
HEA109320 - 0006

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Please note the marker reflects the postcode not the actual property



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