



**Stoneacre**  
Properties



**Gray Court, Leeds, LS15 9AS**

**£215,000**

Offered to the market is this well presented three bedroom town house located on Gray Court, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. This property briefly comprises of: entrance, lounge, diner, kitchen, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a low maintenance garden.

This property is not one to be missed to arrange your viewing please contact the office today.

## ENTRANCE

Door to the front elevation.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Fire with surround. Stairs leading to first floor landing.

## DINING ROOM



French doors leading to the rear garden. Central heating radiator. Space for dining table and chairs.

## KITCHEN



Door leading to the rear garden. Frosted window to the rear. Wall and base units. Integrated oven with gas hob and extractor fan above. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Central heating radiator.

## FIRST FLOOR LANDING

Loft access. Doors off leading to bedrooms one, two, three and family bathroom.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM



Double glazed window to the rear elevation. Low flush w.c. Wash hand basin. Bath with shower above. Central heating radiator.

## EXTERNAL

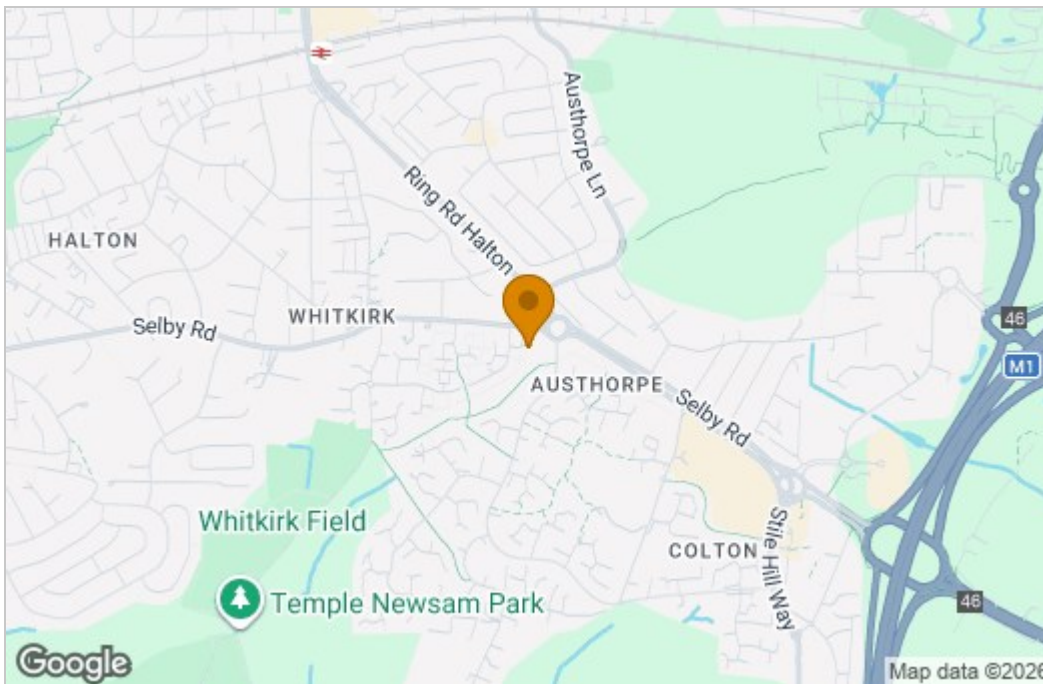


Grass laid to lawn to front and rear of the property. Patio area to the rear elevation.

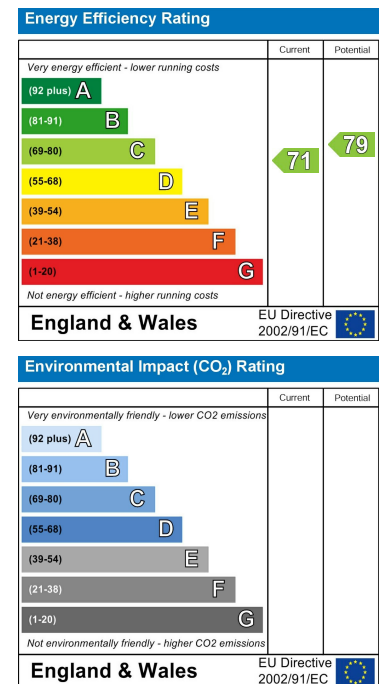
## Floor Plan



## Area Map



## Energy Efficiency Graph



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