



**Stoneacre**  
Properties



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

**£220,000**

Offered to the market is this beautifully presented three bedroom town house. The property is situated in a sought after location close to all local amenities: shops, schools, transport links and Temple Newsam Park. The property comprises of, entrance, lounge/diner, kitchen, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a front and rear garden. The property also has a separate plot of land with the potential to build a garage. This stunning property is not one to be missed to arrange your viewing please contact the office today.



## ENTRANCE

Door to the front elevation.

## LOUNGE/DINER



Double glazed window to the front elevation. Central heating radiator. Double glazed sliding doors to leading to the rear garden.

## KITCHEN



Range of wall and base units. Integrated cooker with extractor fan above. Sink and drainer. Space for fridge/freezer. Plumbing for washing machine. Central heating radiator. Double glazed window. Door to rear.

## FIRST FLOOR LANDING

Doors leading to bedrooms and family bathroom. Loft access.

## BEDROOM ONE



Double glazed window. Central heating radiator. Built in wardrobes.

## BEDROOM TWO



Double glazed window. Central heating radiator. Built in wardrobes.

## BEDROOM THREE



Double glazed window. Central heating radiator.

## BATHROOM



Double glazed window. Low flush w.c. Wash hand basin. Bath with shower above.

## EXTERNAL

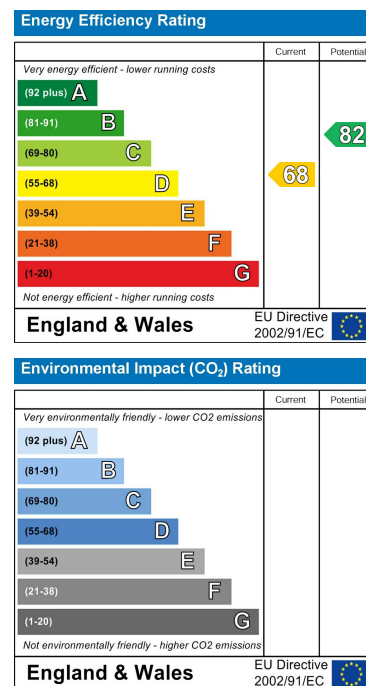


To the front and rear this property boasts well maintained gardens. The rear garden is mainly laid to lawn with a decking area. In addition this property has a separate plot of land that would provide a great space to add a garage if required.

## Floor Plan



## Area Map



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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
Tel: 0113 260 9111 Email:  
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

**View properties before they come on the market by following us on Instagram - @stoneacreproperties**

