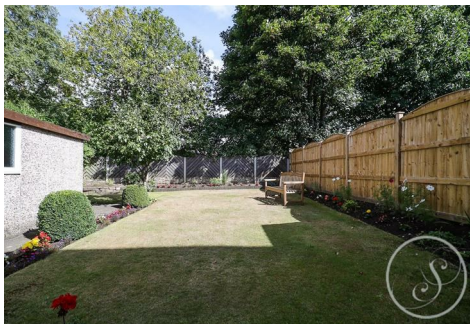




**Stoneacre**  
Properties



**Baronscourt, Leeds, LS15 7AP**

**£265,000**

**\*\*\* FANTASTIC FAMILY HOME WITH NO ONWARD CHAIN \*\*\*** Stoneacre Properties are delighted to offer for sale this lovely family home, positioned in the heart of Whitkirk and close to all local amenities at Colton Retail Park, The Springs, Whitkirk and Crossgates. The wide open spaces of Temple Newsam are also within walking distance as are transport links into Leeds City Centre. This well appointed home is offered for sale in good condition. Boasting good sized rooms, each one neutrally decorated. The accommodation comprises of an entrance hall, a delightful lounge, dining room, fitted kitchen, three bedrooms and bathroom with separate wc. There is also a beautiful rear garden, garage and off street parking. Only an early internal viewing will help appreciate all that this lovely home has to offer.



## Entrance Hall



To the front is a external door. Central heating radiator. Staircase leading to first floor.

## Lounge



To the front is a double glazed window. Central heating radiator. Feature surround with gas fire.

## Dining Room



To the rear is a double glazed window. Central heating radiator, Feature surround with electric fire.

## Kitchen



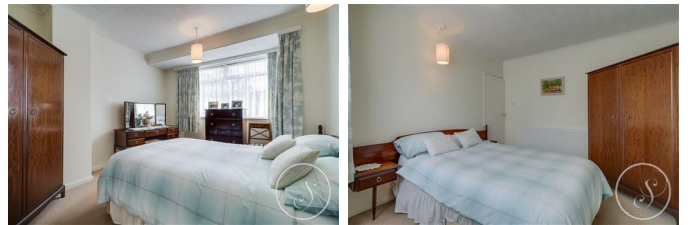
Fitted with a range of base units with work surfaces over incorporating a stainless steel sink and drainer unit. Gas hob and electric oven. Plumbing for automatic washing machine. Cupboard housing central heating boiler. Pantry. Central heating radiator. To the rear is a double glazed window. To the side is an external door.

## First Floor Landing



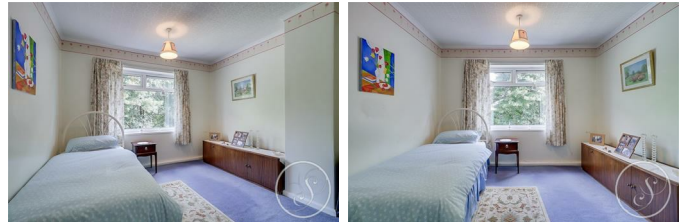
To the side is a double glazed window. Access to loft.

## Bedroom One



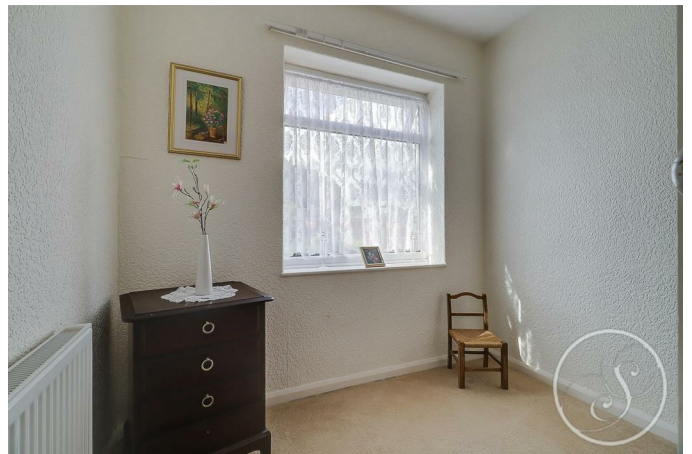
To the front is a double glazed window. Central heating radiator.

## Bedroom Two



To the rear is a double glazed window. Central heating radiator.

## Bedroom Three



To the front is a double glazed window. Central heating radiator.

## Shower Room



Fitted with a shower cubicle and a vanity wash hand basin. In addition there is a central heating radiator, built in cupboard, tiling and a double glazed window to rear.

## Separate WC

Fitted with a wc and a double glazed window to side. Part tiling.

## External

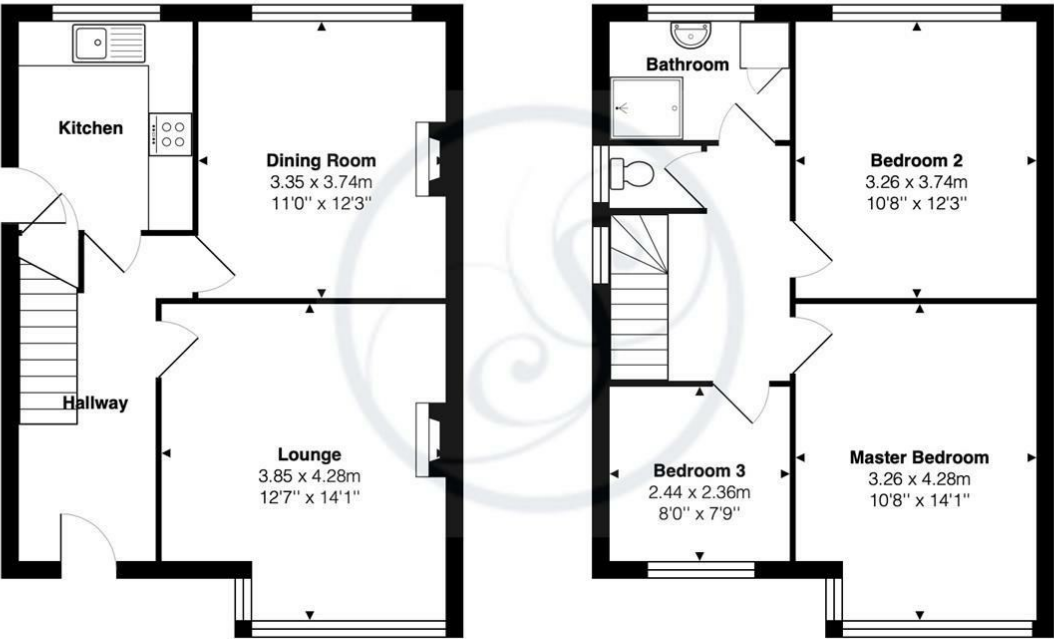


To the front is a lovely garden. To the side is a spacious paved driveway. To the rear is a delightful spacious garden that has been beautifully maintained.

## Garage

Up and over door.

Floor Plan

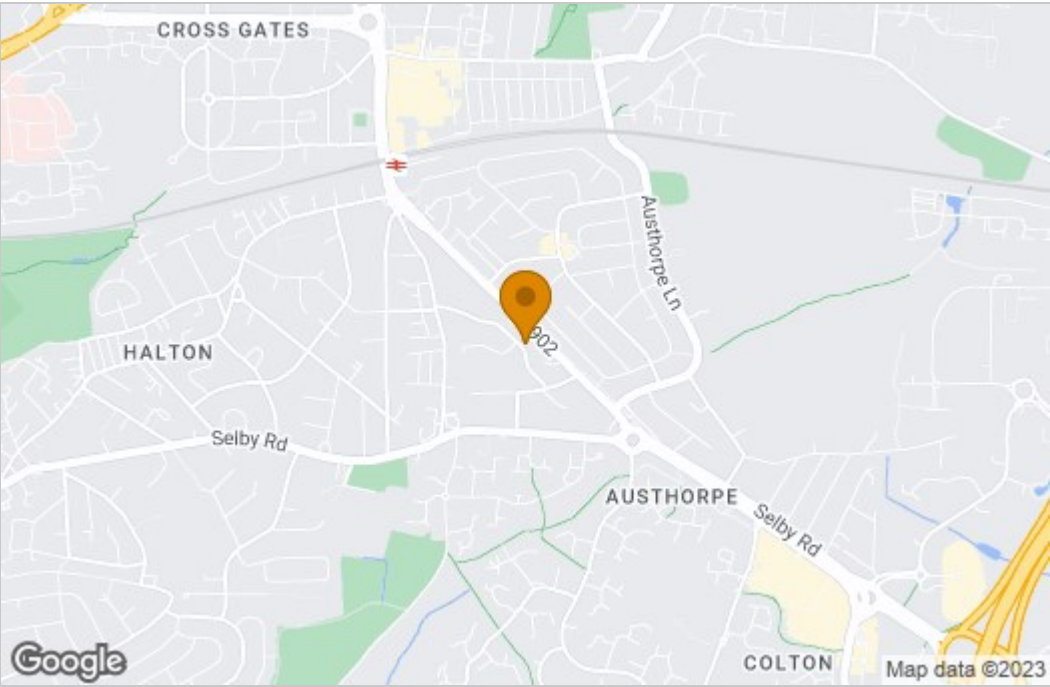


Baronscourt, Whitkirk, LS15 7AP

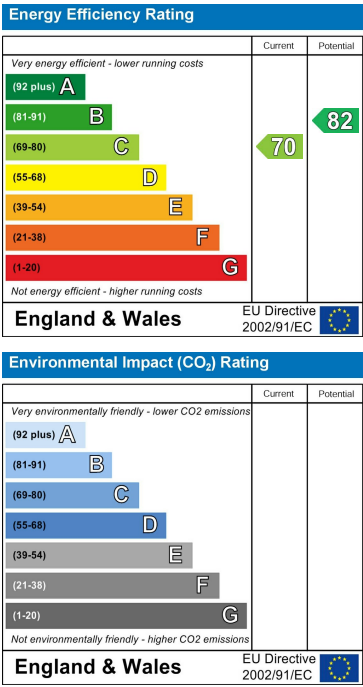
Total Area: 88.6 m<sup>2</sup> ... 953 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.