



Stoneacre
Properties



21 Pickard Court, Leeds, LS15 9AY

Asking Price £185,000

Stoneacre Properties are delighted to be able to offer for sale a beautifully presented terraced Townhouse which can be found in this popular and sought after development close to all local and multiple amenities as well as being near to the wide open spaces of Temple Newsam. This delightful house is offered for sale in good decorative condition throughout and features a well appointed lounge, an incredibly spacious kitchen/diner with direct access into a sun room, three bedrooms and a luxury bathroom/WC. There is also a two tiered rear garden and a detached garage in a block. In our opinion, the property would make an ideal first time purchase so early internal viewings are strongly advised so as to avoid disappointment.

Entrance Hall

External door to front. Central heating radiator. Alarm panel. Staircase leading to first floor.

Lounge

To the front is a double glazed window. Central heating radiator. Under stairs storage cupboard. Electric fire and feature surround.

Kitchen/Diner

Fitted with a large range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for automatic washing machine and dish washer. Space for dryer. Electric oven and five ring gas hob with cooker hood over. Space for fridge/freezer. Part tiling. Door and window to rear. Sliding patio leading into sun room.

Sunroom

Door leading into rear garden.

First Floor Landing

Access to loft.

Bedroom One

To the front is a double glazed window. Central heating radiator. Fitted wardrobes with matching drawers.

Bedroom Two

To the rear is a double glazed window. Built in storage cupboard. Central heating radiator.

Bedroom Three

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

Bathroom

Modern white suite comprising bath with electric shower attachment and shower screen, wash hand basin set in vanity unit with storage under, low level WC, fully tiled walls, frosted double glazed window, chrome heated towel rail.

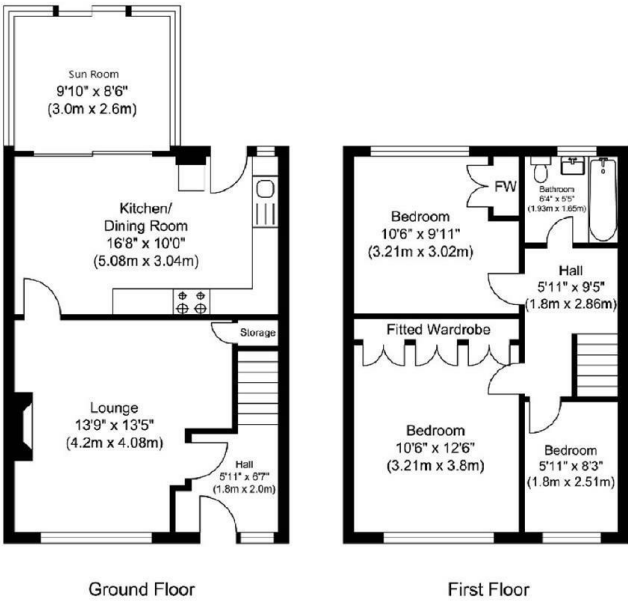
External

To the front is a low maintenance garden. To the rear is a two tiered rear garden with the lower tier laid out as a paved patio with stairs up to a lawned area with an additional patio area.

Garage

Garage in a separate block.

Floor Plan

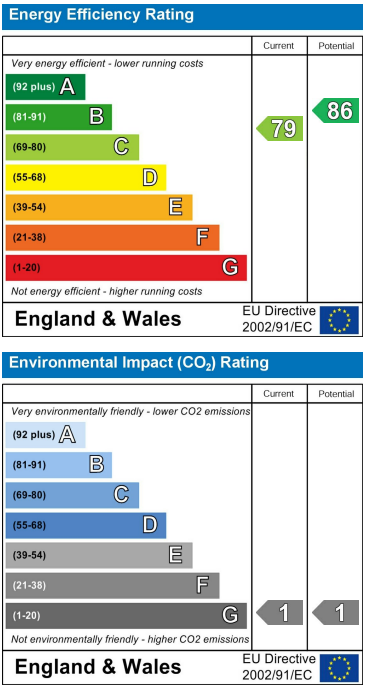


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Approx gross internal Floor area 80.63 sq. m (867.89 sq. ft.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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.