



**Stoneacre**  
Properties

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**Darcy Court, Whitkirk, LS15 9BJ**

**Offers Over  
£310,000**

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We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

\*\*\* SOUGHT AFTER DARCY COURT ON THE DOORSTEP OF TEMPLE NEWSAM ONE OF LEEDS MOST BREATHTAKING PARKS\*\*\* Stoneacre Properties are privileged to be able to offer for sale a beautifully presented link detached house which can be found in one of the areas most sought after locations. Darcy Court is just off Colton Road and is therefore close to the wide open spaces of Temple Newsam as well as local shopping and transport amenities. This stunning house has been remodelled and refurbished throughout by the present owner and now boasts spacious and well appointed rooms, each one tastefully decorated. Arranged over two floors only, the accommodation comprises of an entrance hall, guest WC, a delightful through lounge, a luxury fitted kitchen with modern appliances, four bedrooms and a luxury bathroom with feature bath and walk in shower. There is also a delightful rear garden and a detached garage in a block. In our opinion, this is one of the most stylish houses currently on the market in the immediate area so early internal viewings are strongly advised.

- EPC RATING D
- LINK DETACHED
- ENVIABLE LOCATION
- EXCELLENT CONDITION
- GUEST WC
- THROUGH LOUNGE
- LUX KITCHEN/BRK

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## GROUND FLOOR

### ENTRANCE HALL

Wooden flooring, radiator, low voltage inset spotlights.

### GUEST WC

Low level WC, bracket wash hand basin, radiator, wooden flooring, frosted double glazed window.

### LOUNGE/DINING ROOM

7.371 x 4.378 (24'2" x 14'4")

A superb through lounge with wooden flooring, feature staircase with glass balustrade leading to the first floor, two radiators, feature gas fireplace, double glazed folding doors leading onto the garden, double glazed window.



### KITCHEN/BREAKFAST ROOM

4.348 x 3.063 (14'3" x 10'0")

Range of luxury fitted wall and base units with a smart tiled splash back, sink unit, built in oven and five ring gas hob with an extractor hood over, integrated fridge/freezer, plumbed for a washing machine, built in microwave, breakfast bar, low voltage inset spotlights, stable style door leading to the outside, tiled flooring, double glazed window.



## FIRST FLOOR

### BEDROOM ONE

4.202 x 3.442 (13'9" x 11'3")

Double glazed window, radiator.

### BEDROOM TWO

3.055 x 3.001 (10'0" x 9'10")

Double glazed window, radiator.

### BEDROOM THREE

4.322 x 2.733 (14'2" x 8'11")

Double glazed window, low voltage inset spotlights.

### BEDROOM FOUR

3.084 x 2.495 (10'1" x 8'2")

Currently being used as a dressing room but could be re-instated into a bedroom if required. Range of fitted wardrobes, tiled flooring, double glazed window, radiator.



### BATHROOM/SHOWER ROOM

Spacious and luxury suite comprising of an oval bath, walk in shower cubicle with an overhead Monsoon shower unit, wash hand basin set in a vanity unit, low level WC, chrome heated towel rail, frosted double glazed window, fully tiled walls, tiled flooring.

## EXTERIOR

### GARDEN

A delightful low maintenance rear garden to two sides which is mainly decked with inset lighting.



**GARAGE**

Garage in block.



