



 **3**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**



To be sold with no onward chain is this fantastic three bedroom mid townhouse located on Darcy Court in Whitkirk.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Embrace effortless living with this exceptional three-bedroom mid-townhouse, now available for purchase without the burden of an onward chain. Nestled within the highly sought-after Whitkirk, this well-presented property boasts spacious and thoughtfully designed interiors. The layout of this remarkable home unfolds as follows:

#### Ground Floor:

- Inviting entrance hallway
- Convenient WC/cloakroom
- A modern kitchen
- An open and airy lounge/dining area

#### First Floor:

- A well-appointed landing
- Luxurious en-suite master bedroom
- Two additional bedrooms
- A stylish family bathroom

Notable features include the comfort and efficiency of double-glazed windows and gas central heating. Outside, you'll find a charming lawned garden at the front, while the rear delights with a fully enclosed, low-maintenance garden, offering both convenience and tranquillity.

For further details or to arrange a viewing, please contact Tudor Sales & Lettings at 0113 282 3056.

This property enjoys a coveted location in the desirable Whitkirk area. Don't miss the chance to make it your own and experience the convenience of a chain-free purchase.

#### **Kitchen** 14' 92" x 9' 58" (6.60m x 4.22m)

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor hood over. Tiled splashback. Integrated fridge freezer, washing machine and dishwasher. Tiled flooring. Under stairs storage. Central heating radiator. Double glazed window and a door leads to the rear garden.

#### **Lounge / Diner** 23' 72" x 10' 03" (8.84m x 3.12m)

Double glazed window to the front and rear. Central heating radiator. Feature wall lights.

#### **Bedroom 1** 11' 23" x 10' 02" (3.94m x 3.10m)

Fitted wardrobe. Double glazed window and a central heating radiator.

#### **En-Suite** 3' 98" x 7' 39" (3.40m x 3.12m)

Tiled shower cubicle. Wash basin. Push button wc. Tiled flooring. Part tiled walls. Heated towel rail.

#### **Bedroom 2**

Double glazed window and a central heating radiator.

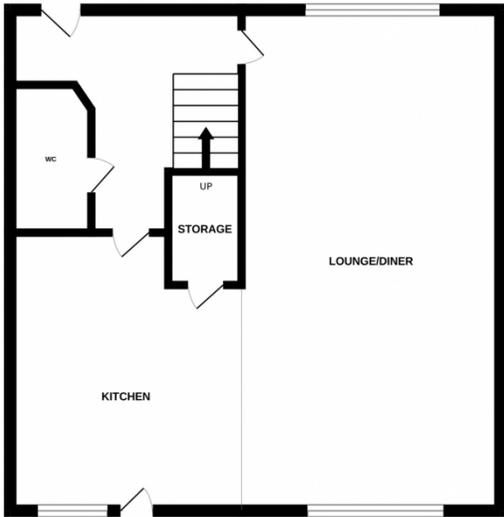
#### **Bedroom 3** 10' 02" x 11' 23" (3.10m x 3.94m)

Double glazed window and a central heating radiator.

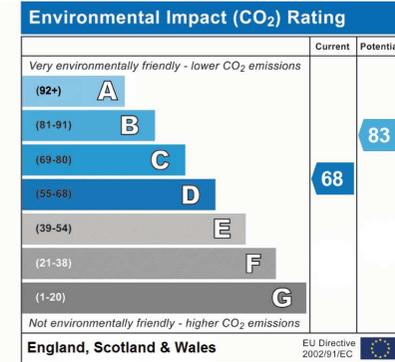
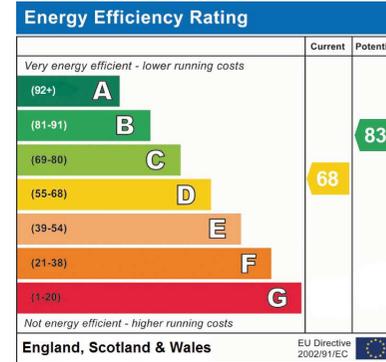
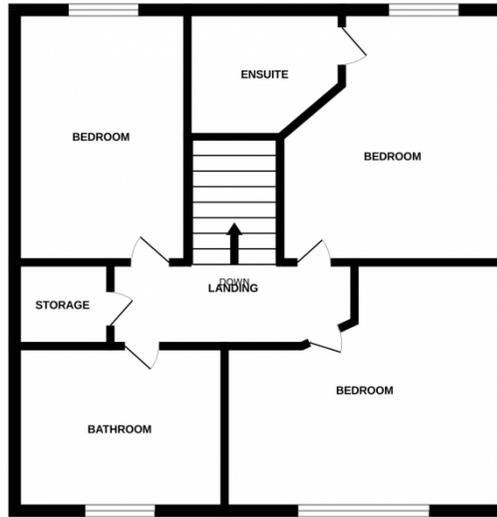
**Bathroom** 8' 64" x 6' 75" (4.06m x 3.73m)

Comprising of: - bath, wash hand basin, push button wc and a tiled shower cubicle. Tiled flooring and walls.

GROUND FLOOR



1ST FLOOR



Address: Darcy Court, Whitkirk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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