



**Stoneacre**  
Properties



**Temple Grove, Leeds, LS15 0HT**

**£270,000**

Offered to the market is this two bedroom semi detached bungalow located on Temple Grove, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: kitchen, lounge, bathroom, two bedrooms, sun room, useable loft space. Externally the property benefits from grass laid to lawn to side and rear elevation, driveway to the front providing off street parking and garage with power and lights. This property is not one to be missed to arrange a viewing please contact the office today.

## ENTRANCE

Door leading to kitchen.

## KITCHEN



Range of wall and base units. Integrated oven with electric hob and extractor fan above. Sink and drainer. Space for table and chairs. Door to side elevation. Double glazed window to the front elevation. Central heating radiator.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Fire with surround.

## BATHROOM



Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

## BEDROOM ONE



Single glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

## BEDROOM TWO



Double glazed sliding doors to the sun room. Central heating radiator. Currently used as a dining room.

## SUN ROOM



French doors leading to the rear garden. Door off leading to the garage. Double glazed windows to the rear elevation.

## USEABLE LOFT ROOM



Double glazed window to the side elevation. Central heating radiator. Storage space.

## GARAGE



Power and lights. Plumbing for washing machine and dryer.

## EXTERNAL

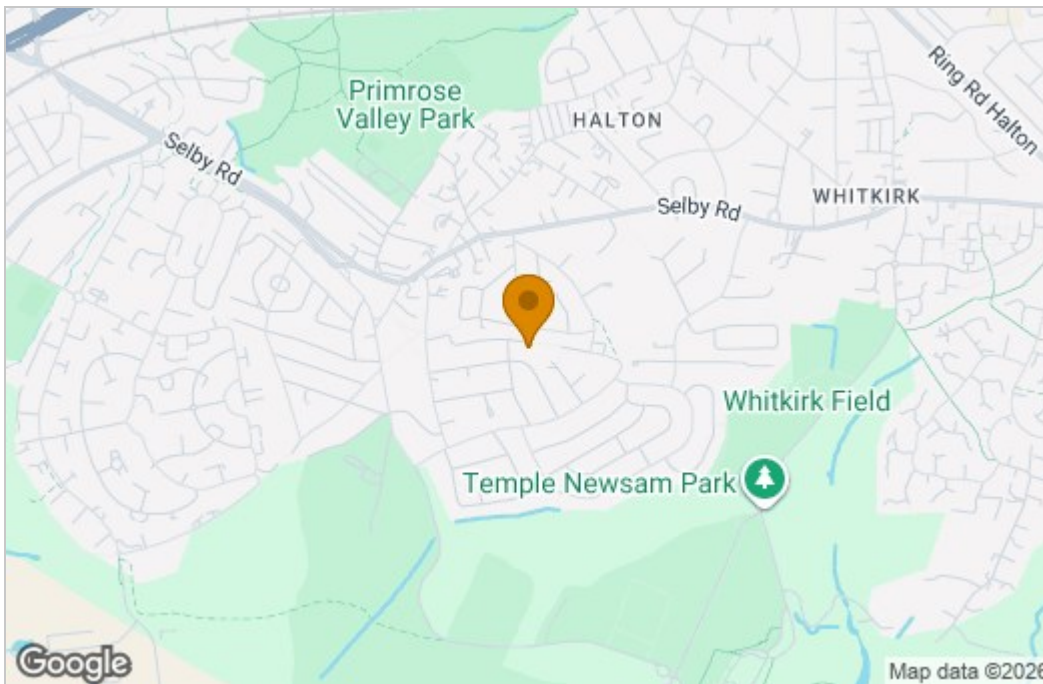


Grass laid to lawn to the rear and side elevation. Driveway to the front elevation providing off street parking.

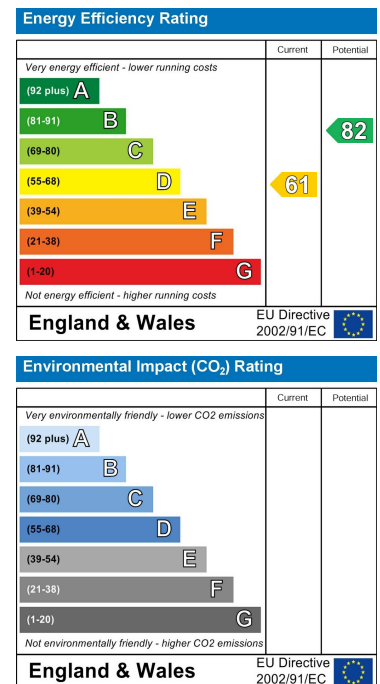
# Floor Plan



# 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.

