Stoneacre
Properties

Templenewsam View, Leeds, LS15 0LW

£425,000

NO CHAIN Nestled on Templenewsam View, Leeds, this delightful three-bedroom detached family home offers a unique opportunity for those seeking a tranquil yet convenient lifestyle. Positioned on a quiet road comprising of only thirteen homes, this property boasts a prime location directly facing the picturesque golf course which in turn leads directly onto the beautiful Templenewsam estate, providing a serene backdrop for everyday living. As you step inside, you will find a spacious reception room that invites ample natural light, creating a warm and welcoming atmosphere. The three well-proportioned bedrooms offer ample space for family living. The property comprises of an entrance hallway, lounge, kitchen, dining room, computer room and office. First floor landing, three bedrooms, bathroom and access to a fully boarded loft. Externally the property boasts a large gated driveway leading to a garage. Beautifully landscaped gardens to the front and rear. The property is ideally situated close to a variety of local amenities, including schools, shops, and excellent transport links, making it perfect for families and commuters alike. With Leeds city centre nearby, you can enjoy the vibrancy of urban life while retreating to the peace of your home. This residence presents the exciting potential for extension, subject to relevant planning permission, allowing you to tailor the space to your personal preferences and requirements. Properties in this sought-after location rarely come to market, making this an exceptional opportunity not to be missed. Give the office a call today to arrange an appointment.

ENTRANCE HALLWAY

Door to the front elevation. Central heating radiator. Access to the lounge; dining room and kitchen. Stairs leading to fist floor accommodation.

LOUNGE

Double glazed bay window to the front. Double glazed window to the side elevation. Central heating radiator. Gas fire with locally sourced stone surround.

KITCHEN

A range of wall and base units with solid oak work tops. Integrated washing machine, dishwasher and fridge. Gas oven, grill and hob with cooker hood above. Sink with drainer. Storage cupboard with power. Double glazed window to the rear and side elevation. Door to the side.

DINING ROOM

Double glazed windows and French doors.

OFFICE

Office and computer room. Double glazed windows to the side elevation.

FIRST FLOOR LANDING

Double glazed window to the side. Loft access (boarded)with power, light and a Velux window, this is perfect for storage.

BEDROOM ONE

Double glazed bay window to the front. Central heating radiator. Fitted wardrobes with dresser.

BEDROOM TWO

Double glazed window to the rear. Central heating radiator. Fitted wardrobes with dresser and drawers.

BEDROOM THREE

Double glazed window to the front elevation. Central heating radiator.

BATHROOM

Wash hand basin. Low flush w.c. Shower and separate bath. Window to the side elevation. Heated towel rail.

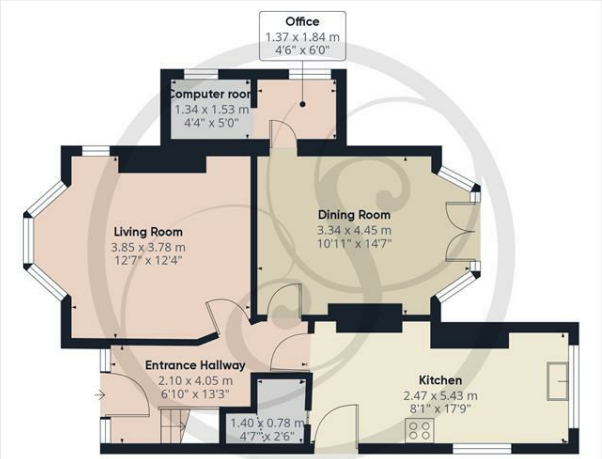
EXTERNAL

Landscaped garden to rear. Raised deck patio. Greenhouse. Gated block paved driveway to the front. Garden to the front. Mature shrubs. Outside tap.

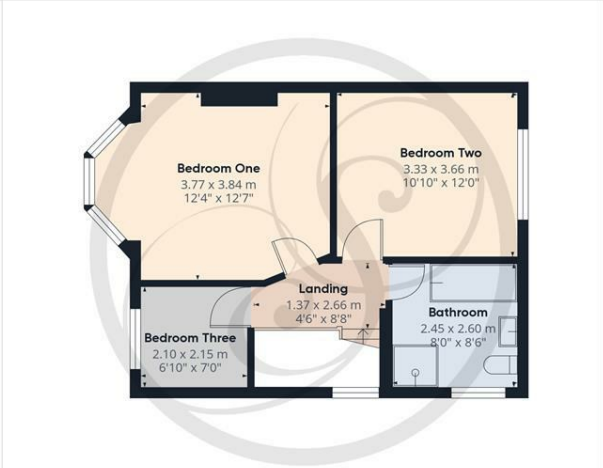
GARAGE

Large tandem garage with up and over door. Power and light. Eaves above.

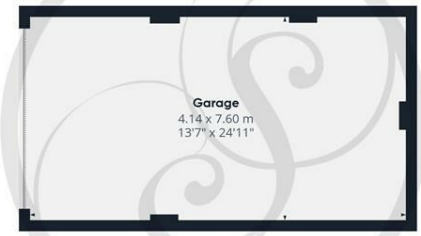
Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
129.77 m²
1396.84 ft²

Reduced headroom
0.52 m²
5.57 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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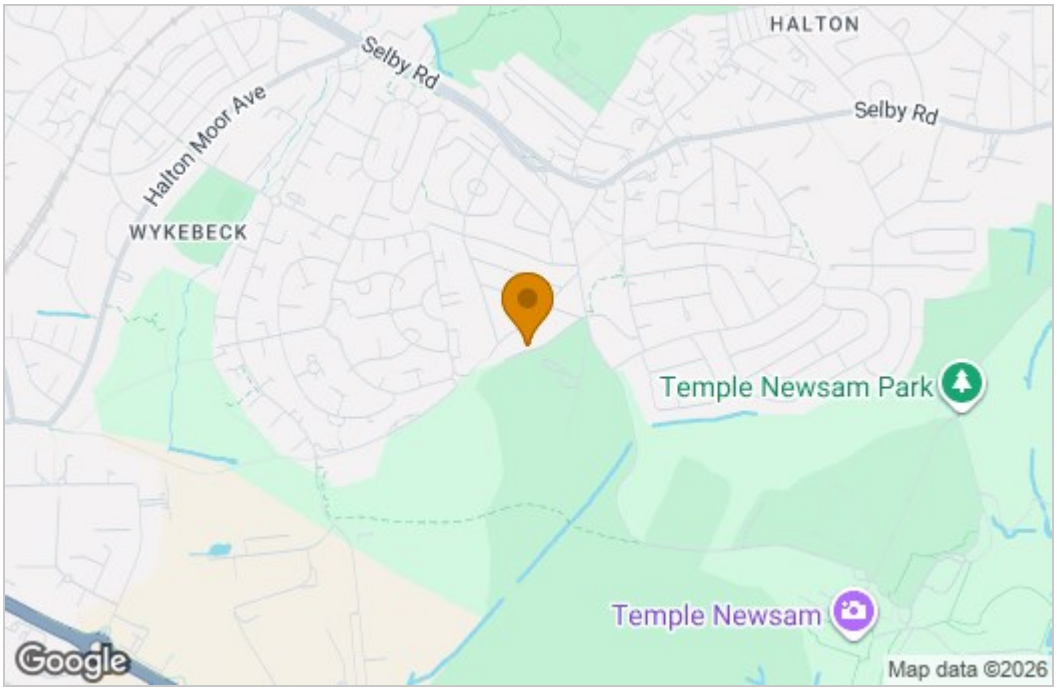
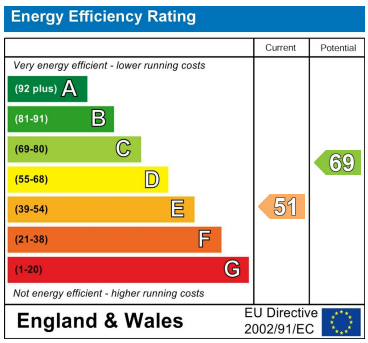
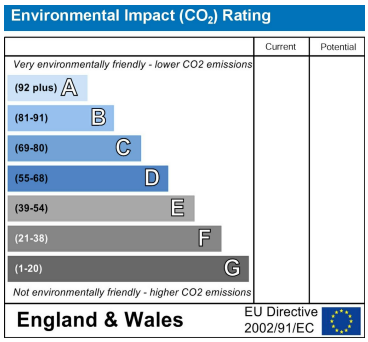
Area Map



Energy Efficiency Graph





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