



**Stoneacre**  
Properties



**Temple Avenue, Leeds, LS15 0JP**

**£265,000**

Offered to the market is this well presented three bedroom semi detached house located on Temple Avenue, Leeds. The property is situated in a popular location close to Templenewsam estate and local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, lounge/diner, kitchen, first floor landing, three good size bedrooms and family bathroom.

Externally the property benefits from driveway to front and side elevation providing of street parking. Rear garden with grass laid to lawn. Garage with power and lights ideal for storage. This property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALLWAY



Door to the front elevation. Double glazed window to the side elevation. Storage cupboard. Understair storage.

## LOUNGE/DINER



Double glazed window to the front and rear elevation. Two central heating radiators. Fire with surround. Space for dining table and chairs.

## KITCHEN

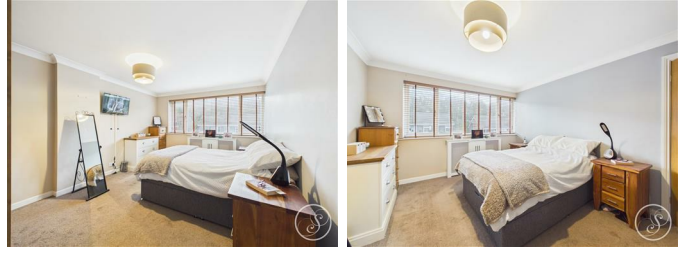


Range of wall and base units. Integrated double oven with electric hob and extractor fan above. Integrated dishwasher, washing machine, fridge/freezer and wine cooler. Sink and drainer. Double glazed window to the side elevation. Door giving access to the rear garden.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM



Double glazed frosted windows to the side and rear elevation. Bath with shower above. Low flush w.c. Wash hand basin with storage below. Central heating radiator.

## GARAGE



Power and lights.

## EXTERNAL

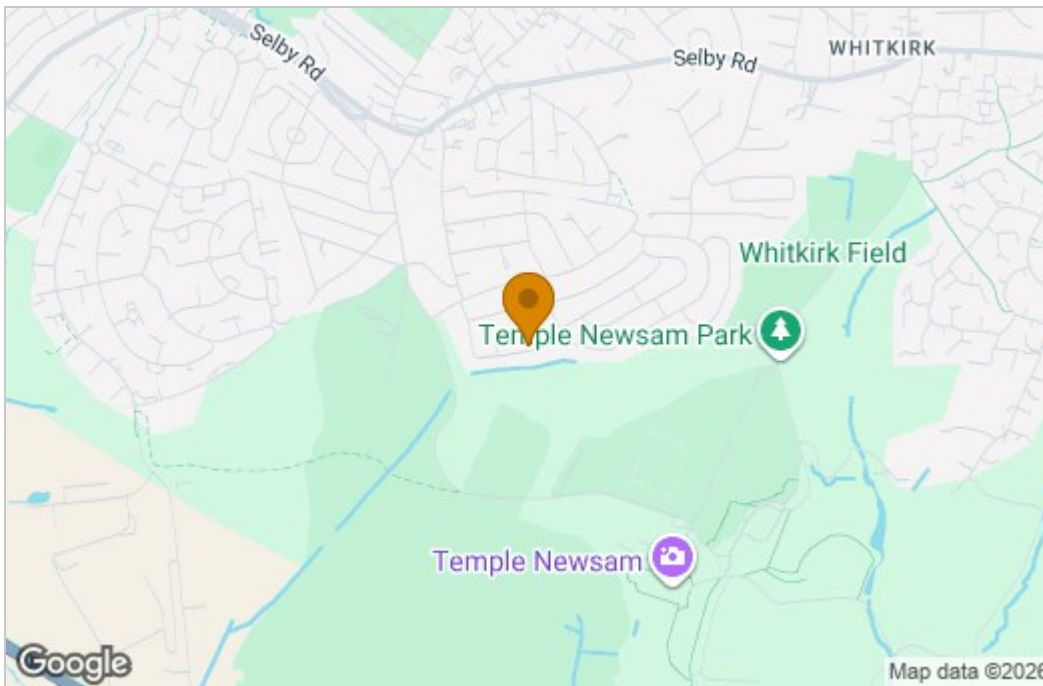


Garden to the rear elevation with grass laid to lawn and patio area. Driveway to the front and side elevation.

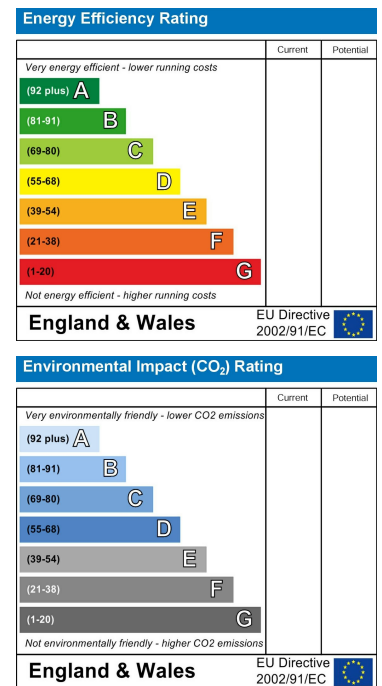
## Floor Plan



## 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.

