



**Stoneacre**  
Properties



## **Temple Gate, Leeds, LS15 0PL**

**£475,000**

Offered to the market is this stunning four bedroom semi detached house that was built by Wilson. This property is located in a sought after location close to all local amenities including: shops, schools and transport links. The property comprises of: entrance hall way, lounge, second sitting room/diner, guest w.c, kitchen, bedroom with ensuite, first floor landing, three additional bedrooms, family bathroom and a useable loft space. Externally the property benefits from a conservatory and an outbuilding with power and light. Large rear garden with grass laid to lawn. To the front of the property is a driveway providing off road parking for multiple cars.

This property is not one to be missed please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY

Door to the front elevation. Under stair storage cupboard and cloakroom. Central heating radiator.

## LOUNGE



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

## SECOND SITTING ROOM/DINING ROOM



Double glazed sliding doors leading to the rear garden. Two central heating radiator. Velux window. Log burner. Space for dining table.

## GUEST W.C



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Storage cupboards. Central heating radiator.

## KITCHEN



Range of wall and base units. Integrated oven with halogen hob and extractor fan above. Integrated microwave and oven. Integrated fridge/freezer, washing machine, dishwasher and bins. Sink and drainer. Breakfast bar area. Double glazed window to the side and rear elevation. Two central heating radiators.

## BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator. Door leading to ensuite.

## EN SUITE



Double glazed frosted window to the rear elevation. Shower cubicle. Low flush w.c. Wash hand basin with storage below. Central heating radiator. Storage cupboard.

## FIRST FLOOR LANDING



Double glazed window to the side elevation.

## BEDROOM ONE



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

## BEDROOM THREE



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

## BEDROOM FOUR



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

## BATHROOM



Double glazed frosted window to the rear elevation. Bath with shower above. Low flush w.c Wash hand basin with storage below. Heated towel rail.

## USEABLE LOFT SPACE



Two velux windows. Eaves storage.

## CONSERVATORY



Double glazed windows. Power and lights.

## OUTBUILDING



Power and lights.

## EXTERNAL

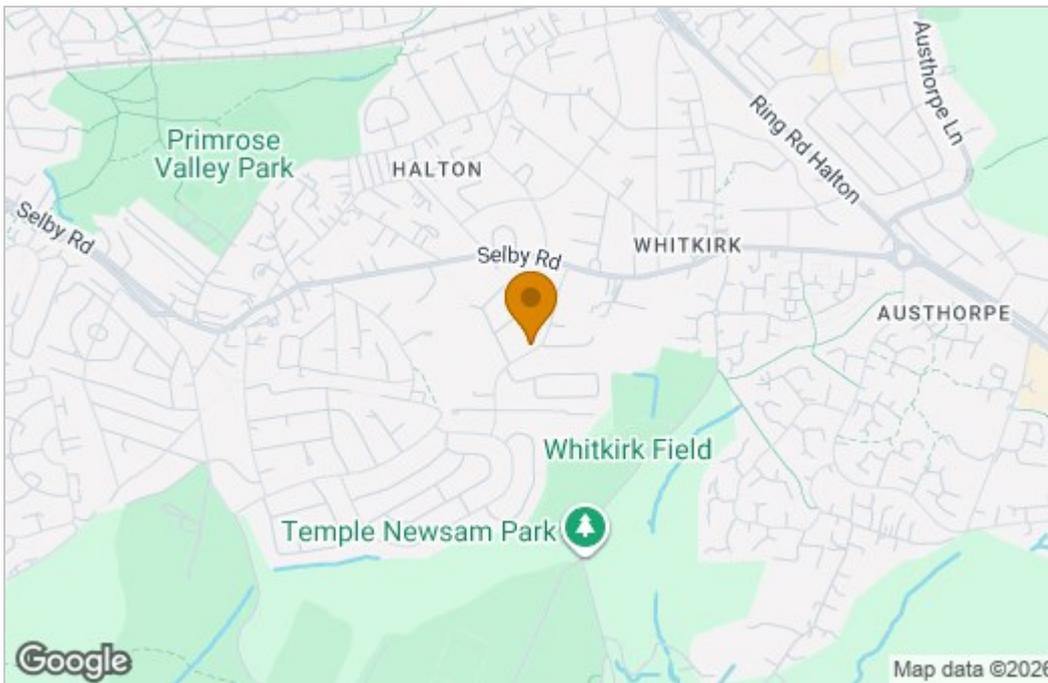


To the rear of the property is grass laid to lawn.  
Paving to the rear. To the front of the property is a  
driveway providing off street parking for multiple  
cars.

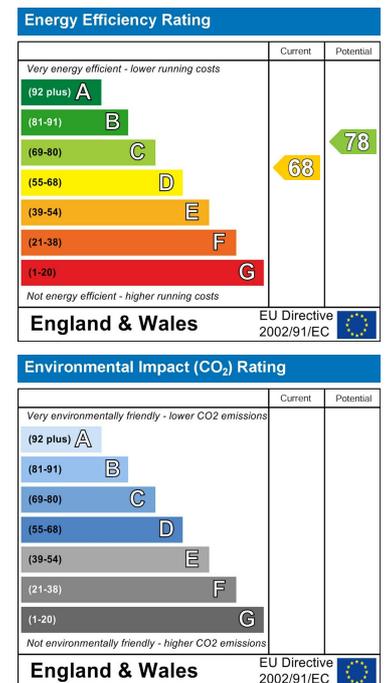
# Floor Plan



# Area Map



# Energy Efficiency Graph



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