



**Stoneacre**  
Properties



## **Temple Lane, Leeds, LS15 0PH**

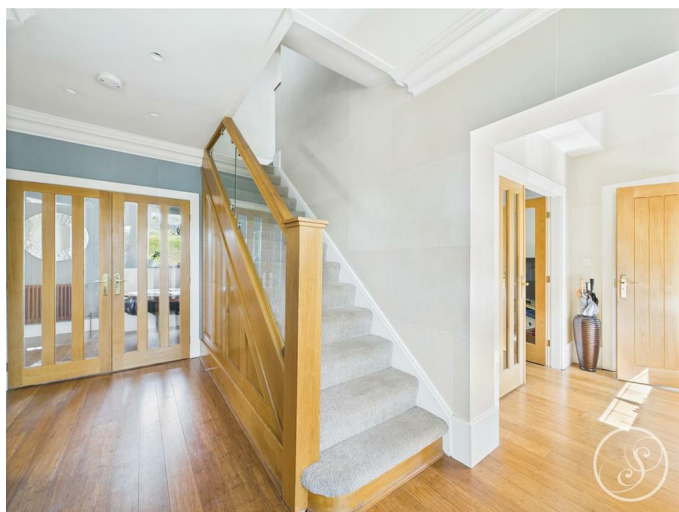
**£725,000**

Situated on Temple Lane is this splendid detached house offering a perfect blend of comfort and elegance. Built by Wilson, this property boasts an impressive layout, three reception rooms and an outside kitchen that is ideal for both family living and entertaining. Set in a sought-after location, this home benefits from a tranquil environment while remaining conveniently close to local amenities, schools, and transport links. The surrounding area is known for its community spirit and accessibility, making it an ideal choice for families and professionals alike. The property features four well-appointed bedrooms, providing ample accommodation for families or guests. Each bedroom is designed with comfort in mind, ensuring a peaceful retreat at the end of the day. The two modern bathrooms are thoughtfully designed, offering both functionality and style, catering to the needs of a busy household. In summary, this detached house on Temple Lane is a remarkable opportunity for those seeking a spacious and well-designed family home in Leeds. With its attractive features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

## PORCH

External door to front. Door leading into entrance hall.

## ENTRANCE HALL WAY



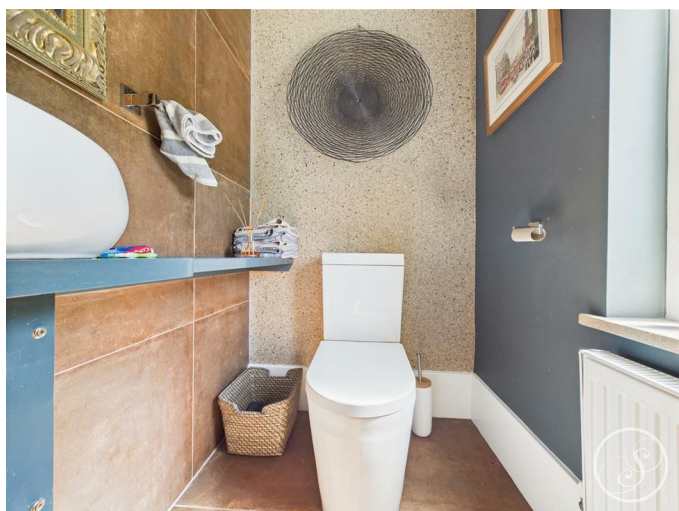
Spacious inviting entrance hall. Staircase leading to first floor. Central heating radiator.

## LOUNGE



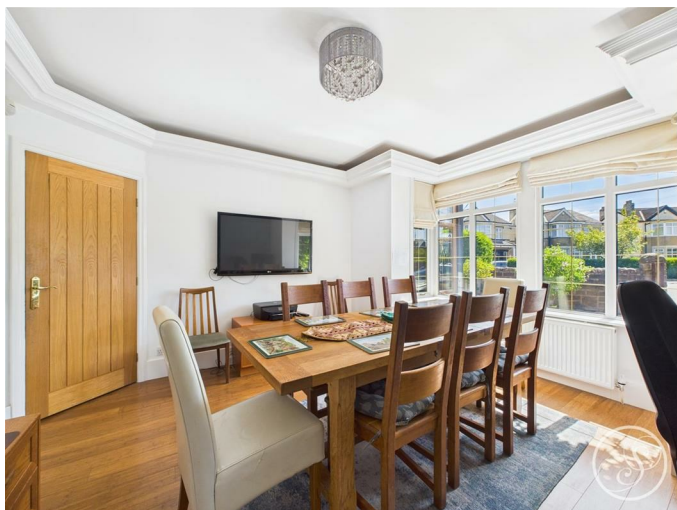
To the rear is a double glazed window. Modern feature fire. Central heating radiator.

## W.C



To the front is a double glazed window. Central heating radiator. Fitted with a wc and wash hand basin.

## DINING ROOM



To the front is a double glazed window. Central heating radiator. Feature lighting.

## KITCHEN/DINER



Fitted with a range of wall and base unit with work surfaces over incorporating an island with a double sink. Double oven and induction hob. Integrated fridge/freezer. Access into utility.

## UTILITY



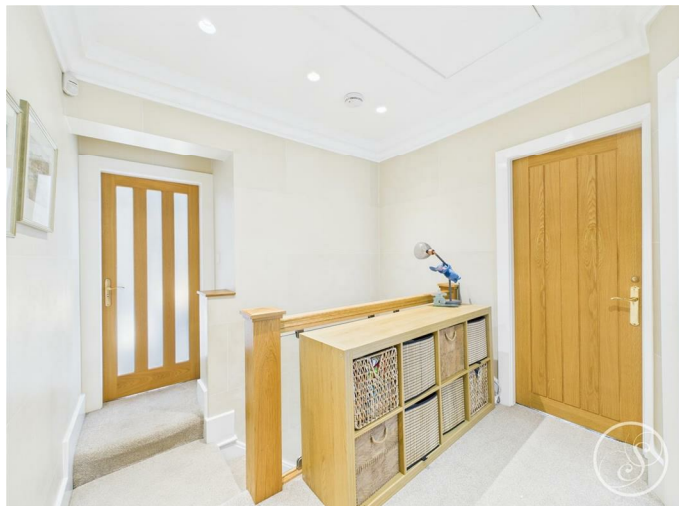
Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Washing machine and dryer. Access into garage.

## SECOND LOUNGE



Door leading out to the rear garden. Opening bi-folding doors. Wood burning stove. Feature ceiling beams.

## FIRST FLOOR LANDING



Access into loft via a pull down ladder.

## MASTER BEDROOM



To the front is a double glazed window. Velux window. Central heating radiator. Walk in wardrobe. Access into ensuite.

## EN SUITE



Fitted with a bath with shower over, vanity wash hand basin and wc. In addition there is tiling, double glazed window and a central heating radiator.

## BEDROOM TWO



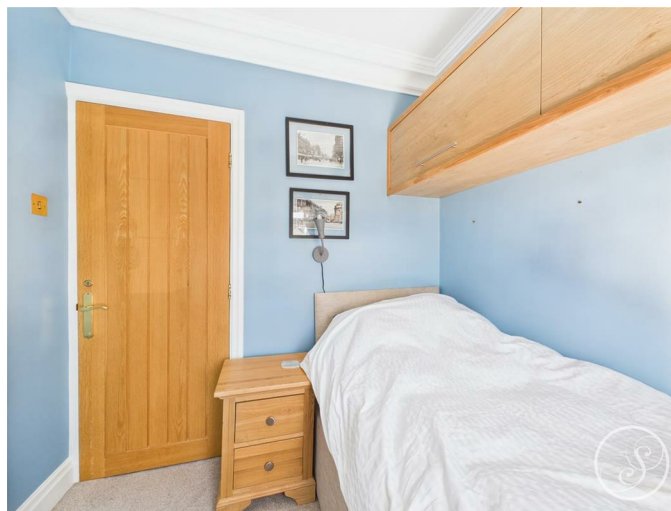
To the front is a double glazed window. Central heating radiator. Built in wardrobes.

## BEDROOM THREE



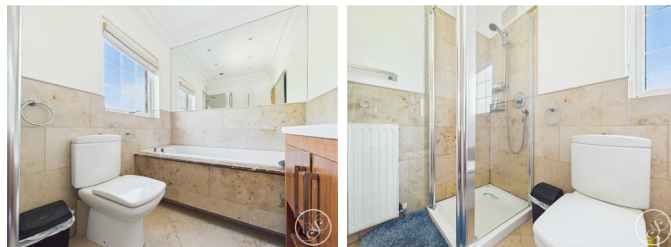
To the rear is a double glazed window. Central heating radiator.

## BEDROOM FOUR



To the front is a double glazed window. Central heating radiator.

## BATHROOM



Fitted with a bath, shower cubicle, vanity wash hand basin and wc. In addition there is tiling, central heating radiator and a double glazed window.

## EXTERNAL



To the front is a spacious driveway that provides ample off street parking. To the rear is a beautiful garden complete with summer house and outdoor kitchen, with pizza oven and granite counter tops. The rear garden is mainly laid to lawn with fabulous areas for entertaining.

## OUTDOOR KITCHEN



Complete with pizza oven.

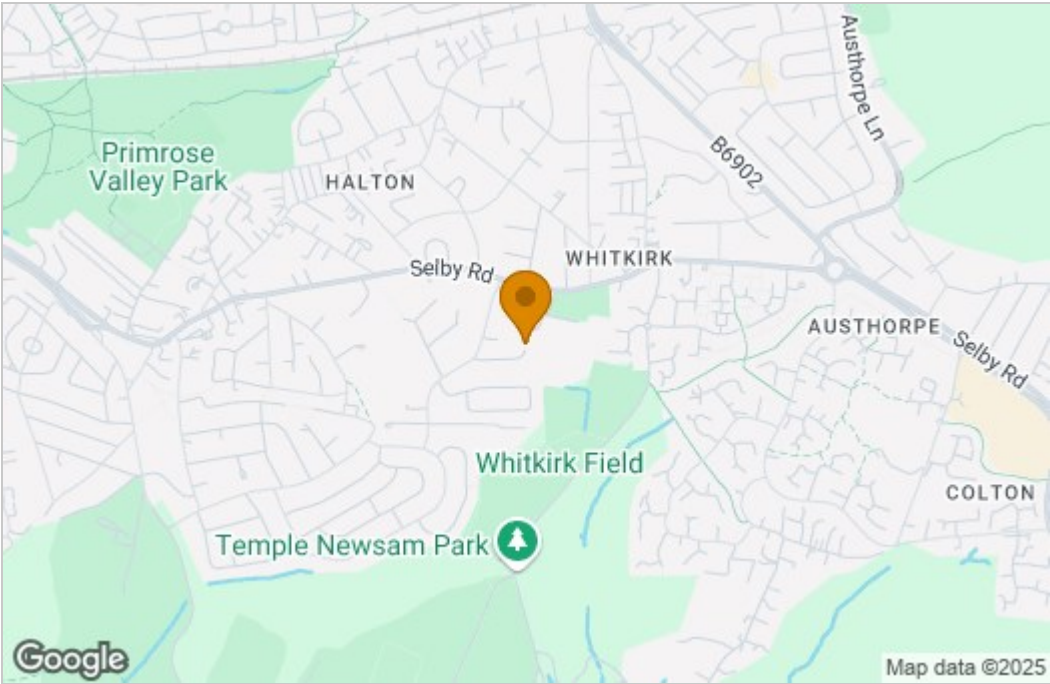
## GARAGE

Electric door to front. Power and light. Door into utility.

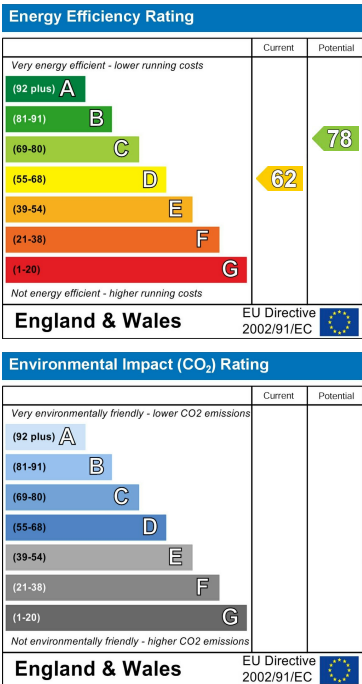
Floor Plan



Area Map



Energy Efficiency Graph



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