



**Stoneacre**  
Properties



**New Templegate, Leeds, LS15 0JY**  
**£195,000**

Stoneacre Properties are delighted to offer for sale this lovely two bedroom semi detached bungalow.

The property is situated on New Templegate so has easy access to public transport links, Halton, Whitkirk and the wide open space at Temple Newsam. Benefiting from a efficient warm air central heating unit. Comprising: entrance hall with pull down ladder to access loft, lounge, kitchen, two bedrooms and wet room. Externally this lovely home benefits from gardens to the front and rear, driveway and garage. Early viewings are highly recommended as bungalows in this area are sought after. **\*\* No Chain \*\***

## Entrance Hall

Door to side. Access top loft via a pull down ladder. Alarm panel.

## Lounge



To the front is a double glazed window. Gas fire with feature surround. Wall lights.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Double electric oven. Four ring gas hob. Plumbing for automatic washing machine. Space for fridge/freezer. To the front is a double glazed window.

## Bedroom One



To the rear is a double glazed window.

## Bedroom Two



To the rear is a double glazed window.

## Wet Room



Fitted with a shower, wash hand basin and wc. In addition there is tiling and a double glazed window to side.

## External

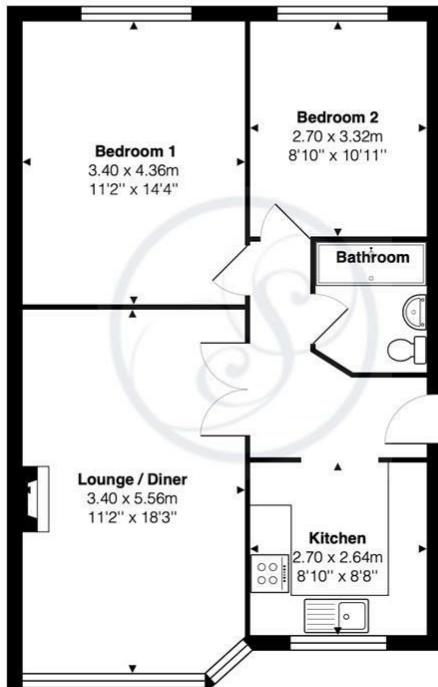


To the front is a garden that is mainly laid to lawn. To the side is a driveway. To the rear is a beautiful garden.

## Garage

Power and light.

## Floor Plan



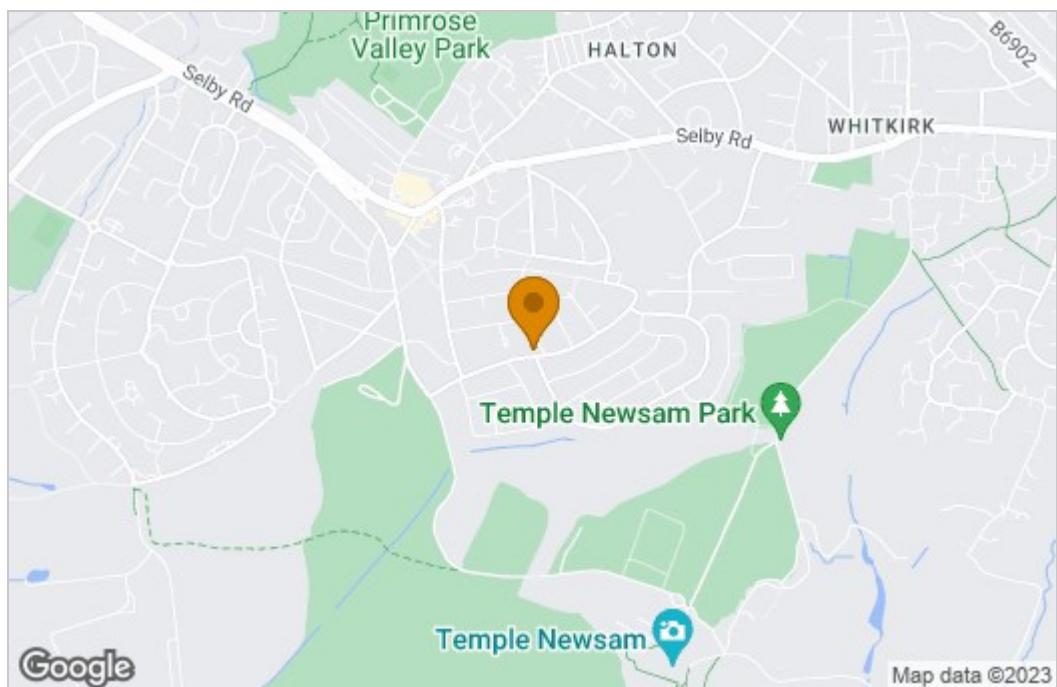
New Temple Gate, Halton, LS15 0JY

Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.

The plan is for illustrative purposes only and should be used as such.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

