



**Stoneacre**  
Properties



**Templegate Avenue, Leeds, LS15 0HJ**

**£470,000**

Stoneacre Properties are delighted to offer for sale this stunning unique family home. This beautiful property offers an abundance of space for a growing family. Located in a sought after location close to all the local amenities at Temple Newsam and Halton. Early viewings are highly recommended to fully appreciate the space that this home has to offer. Comprising to the ground floor: entrance hall, guest wc, lounge, kitchen/diner/family room, utility/office, sun room, playroom/sitting room, shower room. To the first floor there is a master bedroom with walk in wardrobe and ensuite, three additional bedrooms and a modern bathroom. Externally there is a driveway and a lovely garden to the rear that is mainly laid to lawn with a patio area.

## Entrance Hall



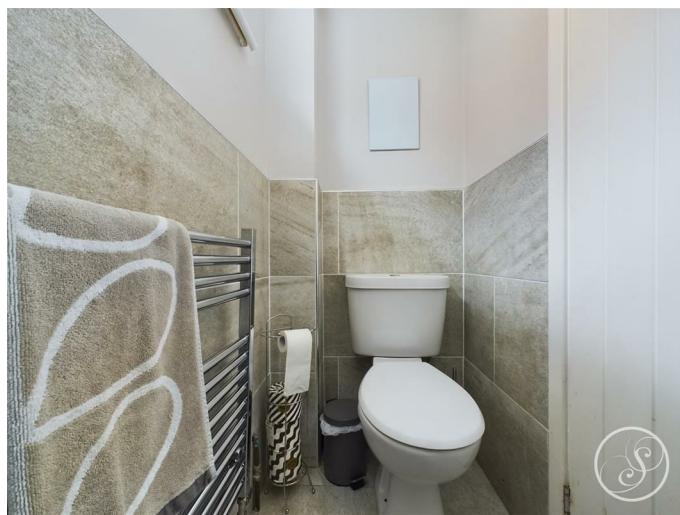
Door to side. Staircase leading to first floor. Central heating radiator.

## Lounge



The sizeable lounge has two double glazed windows to the front, marble feature fireplace and two central heating radiators.

## Guest WC



Fitted with a wc and vanity wash hand basin. In addition there is part tiling, heated towel rail and a double glazed window.

## Kitchen/Diner/Family Room



Fitted with a large range of wall and base units with granite work surfaces over incorporating a one and a half bowl sink. Integrated fridge and dishwasher.

Space for range cooker. Open plan living area that is ideal for family entertaining.

## Office/Utility



Fitted with a range of built in storage. Plumbing and space for automatic washing machine. Space for dryer. Belfast style sink. Ample space for additional home office area. Central heating radiator.

## Sun Room



Solid tiled roof. French doors to side. Additional door leading into garden.

## Play Room/Sitting Room



French doors to rear. Central heating radiator.

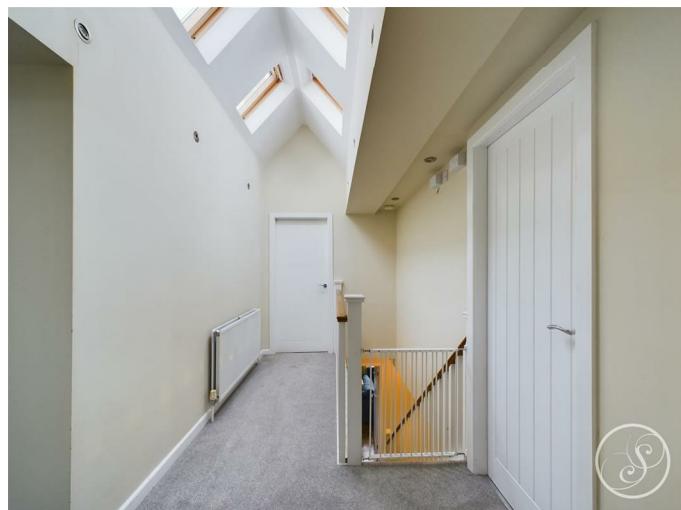
## Shower Room



Fitted with a walk in shower, wc and wash hand

basin. In addition there is a heated towel rail, part tiling and a double glazed window.

### First Floor Landing



Four Velux windows. Central heating radiator.

### Master Bedroom



Two skylight windows, two windows to the side, access into an ensuite shower room and a walk in dressing room.

### Ensuite



Fitted with a shower cubicle, vanity wash hand basin and wc. In addition there is part tiling a heated towel rail and a double glazed window.

### Bedroom Two



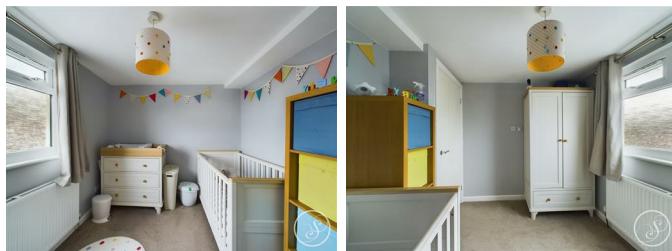
Double glazed window. Central heating radiator.

### Bedroom Three



Double glazed window. Central heating radiator.

### Bedroom Four



Double glazed window. Central heating radiator.

### Bathroom



Fitted with a free standing bath, walk in shower, wash hand basin with hand held shower attachment, wc. In addition there is modern tiling, a heated towel rail and a double glazed window.

### External

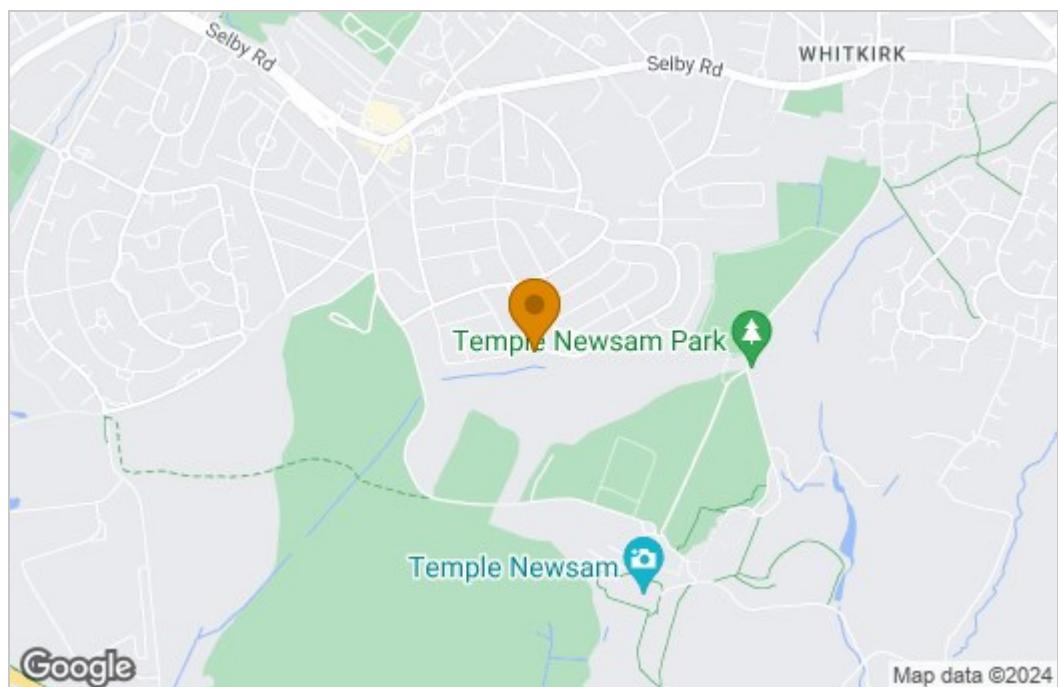


To the front is a garden and off street parking. To the rear is a good size garden that is mainly laid to lawn with a patio area. A great space for outdoor entertaining and a growing family.

## Floor Plan



## Area Map



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.

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