



Stoneacre
Properties



Templegate Avenue, Leeds, LS15 0HL
£750,000

This large executive family home boasts five spacious bedrooms, two of which feature their own ensuite facilities. Situated close to Temple Newsam with the rear garden backing onto the grounds. This property offers ample space for family living and entertaining. As you enter, you are greeted by a grand entrance that leads to four well-appointed reception rooms. Among these is a stunning orangery, which floods the space with natural light and provides a perfect setting for relaxation or social gatherings. The modern kitchen is equipped with contemporary fittings and an adjoining utility room for added convenience. The property is well presented throughout, ensuring a welcoming atmosphere for both residents and guests. The large driveway provides ample parking space, accommodating multiple vehicles with ease. Additionally, the integral garage offers further storage options or the potential for a workshop. This home is not just a place to live; it is a sanctuary for families seeking comfort and style. Its generous living spaces and thoughtful design is sure to impress those looking for a blend of modern living and traditional charm. Don't miss the opportunity to make this exceptional house your new home.

Entrance Hall

Staircase leading to first floor. Built in storage cupboard. Central heating radiator.

Dining Room



Double glazed window to front. Central heating radiator. Access into garage.

Reading/Sitting Room



Double glazed window to front. Central heating radiator.

Lounge



Fire with feature surround. Double doors leading into orangery. Central heating radiator.

Orangery



Bi folding doors leading out to the rear garden. Tall central heating radiator. Modern fire.

Kitchen



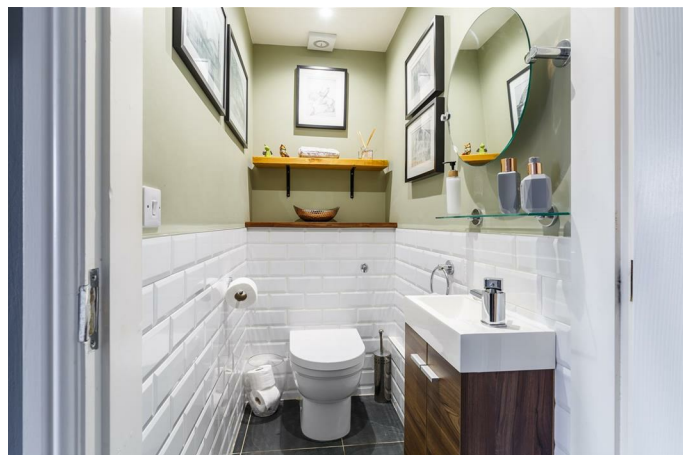
Fitted with a modern range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Double oven and gas hob with cooker hood over. Space for fridge/freezer. Tall central heating radiator.

Utility



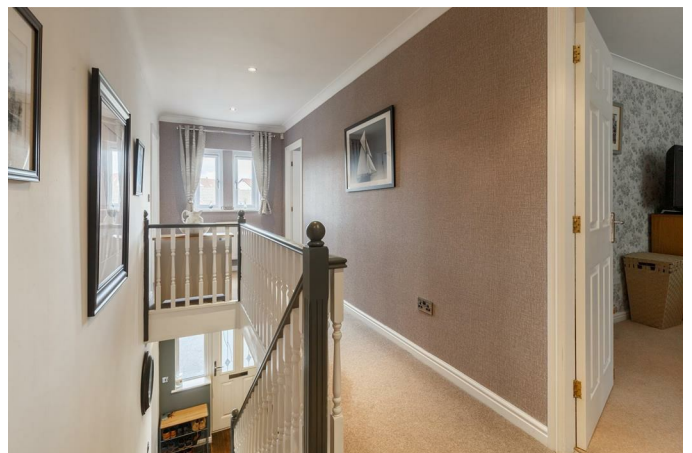
Fitted with wall and base units with work surface over and a sink. Plumbing for washing machine. Space for dryer. Central heating radiator. External door to side.

Guest WC



Fitted with a wc and vanity wash hand basin.

First Floor Landing



Double glazed window to the front. Access into loft via a pull down ladder.

Bedroom One



Double glazed window to front. Built in wardrobes. Central heating radiator. Access into ensuite.

Ensuite



Fitted with a walk in shower, vanity wash hand basin and wc. In addition there is a heated towel rail and a feature window.

Bedroom Two



To the rear is a double glazed window. Central heating radiator. Built in wardrobes. Access into ensuite.

Ensuite



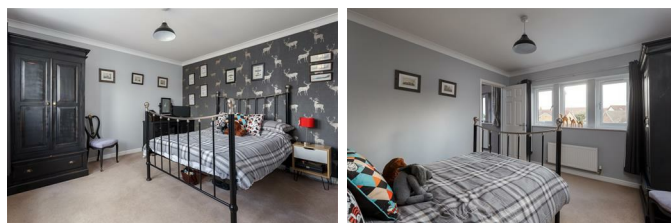
Fitted with a shower, wash hand basin and wc. In addition there is a heated towel rail and a double glazed window.

Bedroom Three



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

Bedroom Four



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

Bedroom Five



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

Bathroom



Fitted with a modern suite comprising: oval bath with hand held shower attachment, shower cubicle,

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

Integral Garage

Power and light.

External

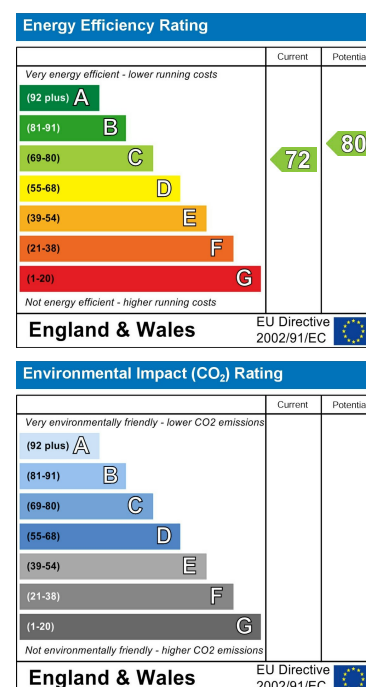
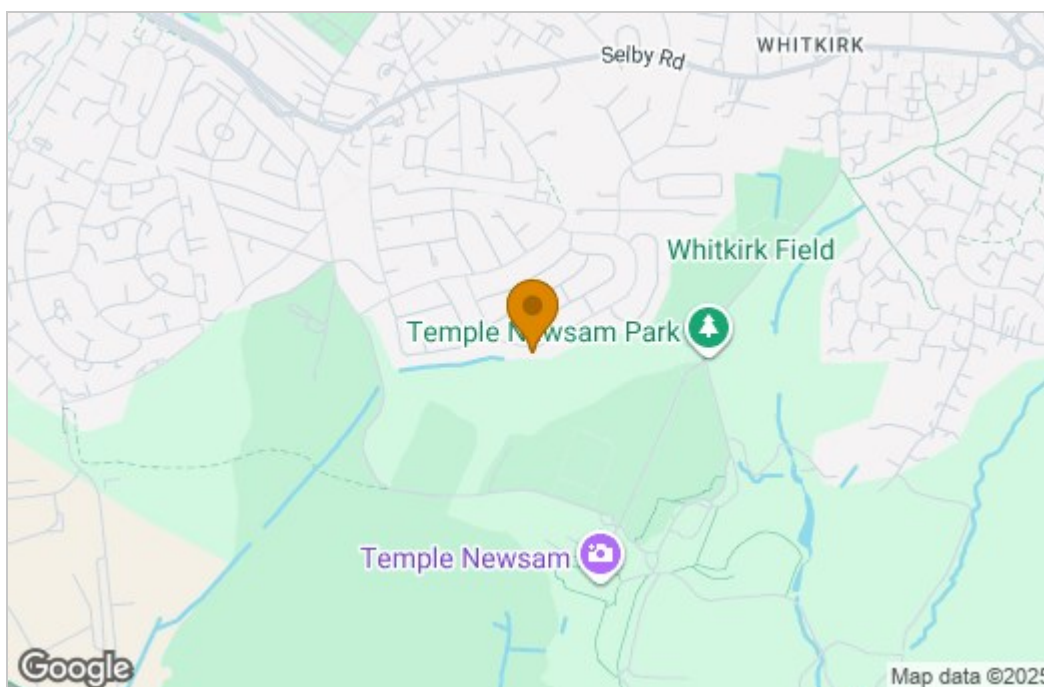


To the front is a spacious driveway that provides parking for multiple cars. To the rear is a delightful garden that is mainly laid to lawn with a decking area.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

