



Stoneacre
Properties



Templegate Avenue, Leeds, LS15 0HH

£450,000

*****LARGE DETACHED FAMILY HOME SET OVER TWO FLOORS IN A SOUGHT AFTER LOCATION***** Stoneacre Properties are delighted to offer for sale this attractive and particularly spacious detached family property that is set over two floors and occupies a pleasant plot within this much sought after and well regarded residential area. The property offers versatile accommodation with two bedrooms to the ground floor and an additional two bedrooms to the first floor. Briefly comprising to the ground floor large modern kitchen/diner, inner hall, large family bathroom bedroom/dining room, lounge open plan into garden room, master bedroom with ensuite. To the first floor is a landing that provides access into two further bedrooms. Externally there's a private enclosed garden to the rear with lawn and patio area including a hot tub. To the rear is the property also benefits from additional parking. To the front is a lawned garden and driveway that leads to a garage.

Viewings are highly recommended to appreciate all that this beautiful home has to offer.

Kitchen/Diner



Fitted with a large range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Double electric oven and five ring induction hob with cooker hood over. Plumbing for a washing machine and dishwasher. Space for fridge/freezer. Island with additional storage under. Breakfast area. Log burner. Central heating radiator. Two double glazed windows to front and a double glazed window to side. Door to front.

Inner Hall



Under stairs storage cupboard. Staircase leading to first floor. Alarm panel.

Family Bathroom



Fitted with a modern white suite comprising free standing bath with hand held shower attachment. His and hers vanity wash hand basins. WC. In addition there is a cupboard housing the central heating boiler, electric heated towel rail, tiling and a double glazed window to side.

Bedroom/Dining Room



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

Lounge



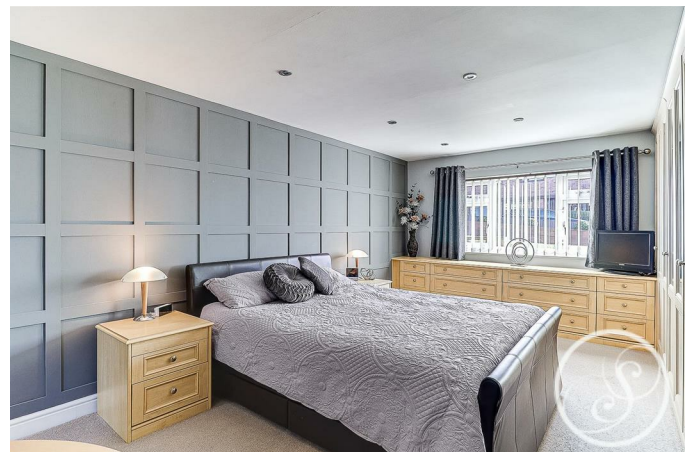
Central heating radiator. Open plan into garden room.

Garden Room



Open plan from lounge. Multifuel burner. Central heating radiator. Two external doors leading out to the rear garden. Double glazed windows.

Master Bedroom



Large master bedroom with access to ensuite.

Fitted with a range of matching wardrobes and drawers. Double glazed window to front. Central heating radiator.

Ensuite



Fitted with a shower cubicle, wash hand basin and wc. In addition there is a central heating radiator, tiling access to loft and a double glazed window to rear.

First Floor Landing

Velux window.

Bedroom



Double glazed window to rear. Fitted wardrobes with built in dressing table. Eaves storage.

Bedroom



Fitted wardrobes. Additional built in storage. Eaves storage. Double glazed window to rear.

External

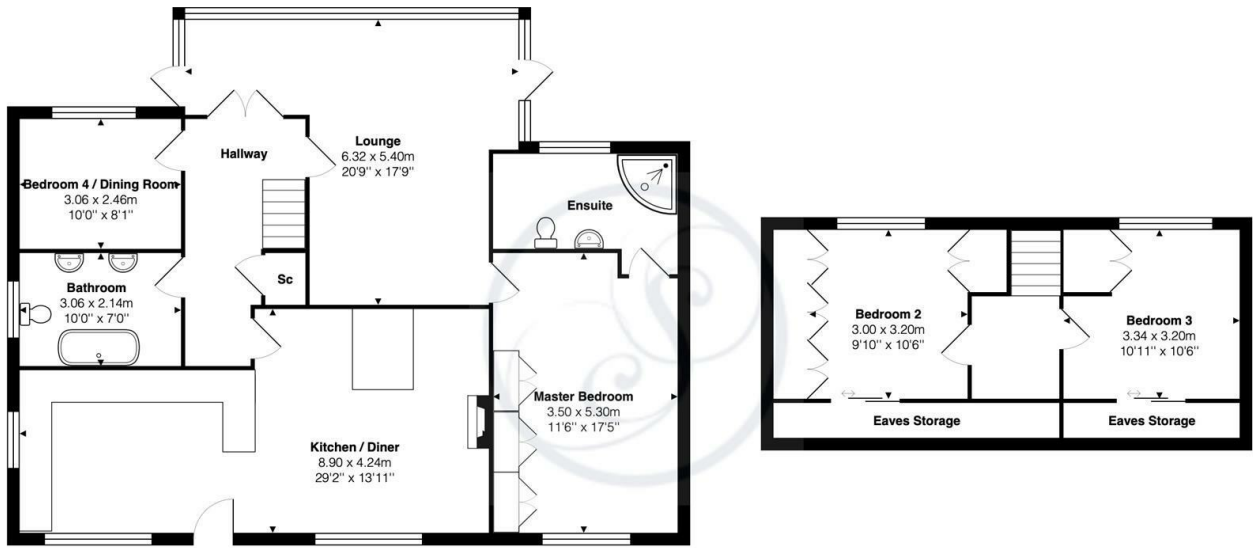


To the front is a lawned garden and driveway that leads to a garage. To the rear is a beautiful garden that is mainly laid to lawn with a patio area that includes a hot tub. To the rear is additional off street parking.

Garage

Power, light, up and over door.

Floor Plan

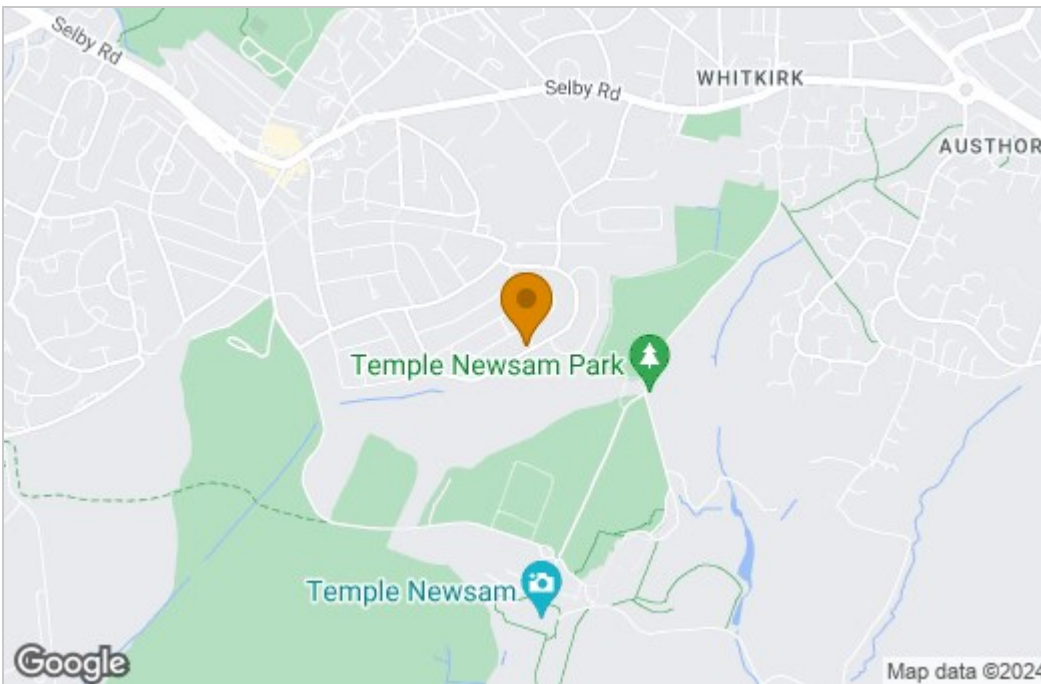


Templegate Avenue, Halton, LS15 0HH

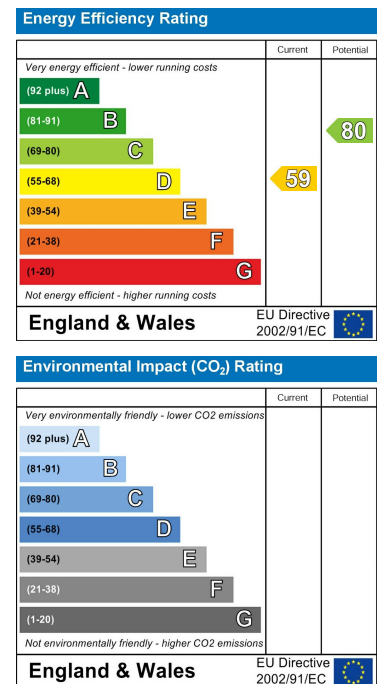
Total Area: 142.6 m² ... 1535 ft²

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



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