



**Stoneacre**  
Properties



**Templegate Road, Leeds, LS15 0HE**  
**£280,000**

Stoneacre Properties are delighted to offer for sale this wonderful opportunity to purchase an extended semi detached bungalow. This beautiful home has been very much improved by its current owner. The property is located on Templegate Road so therefore has great access to local amenities, transport links, excellent views of Leeds and the wide open space at Temple Newsam. Comprising: entrance hall, spacious lounge, recently fitted modern kitchen, large extension offering a wonderful second reception room, two double bedrooms and a recently installed shower room. Externally this bungalow sits upon a spacious plot and has gardens to the front and rear. In addition there is ample off street parking. Early viewings are strongly advised as this is a property not to be missed.

## Entrance Hall

Door to front, central heating radiator, alarm panel, built in storage cupboard.

## Lounge



To the front and side is a double glazed window. Stylish electric fire, central heating radiator.

## Kitchen



Recently fitted with a large range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. Beko range cooker with extractor fan over. Washing machine. Warm air system. Double glazed window to side.

## Second Reception Room



Recently completed large additional reception room. Two central heating radiators. Stunning views across Leeds. Door leading out to the rear garden.

## Bedroom One



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

## Bedroom Two



To the rear is a double glazed window. Built in

wardrobe with steps leading into the loft. Central heating radiator.

## Shower Room



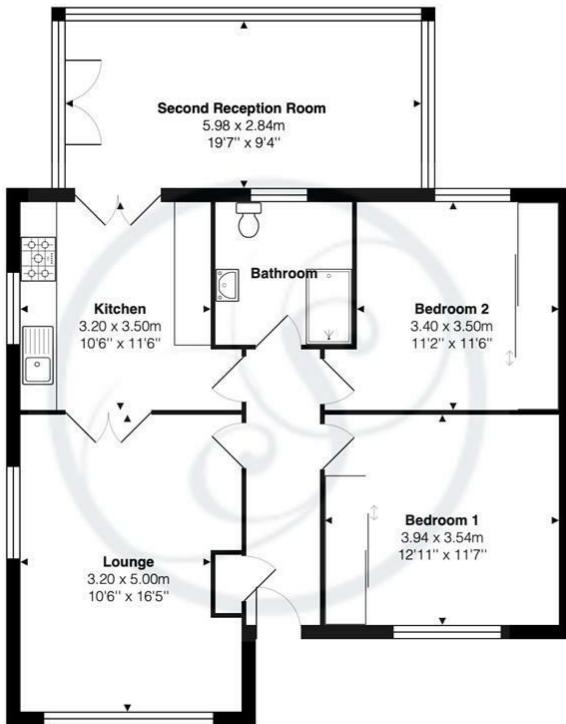
Recently fitted with a modern suite comprising of a walk in shower, wc and vanity wash hand basin. In addition there is tiling, heated towel rail, remote controlled electric window/roof light and a double glazed window to rear.

## External



To the front is a lawned garden, to the side is a driveway providing ample secure gated off street parking. To the rear is a garden that is low maintenance and boasts stunning views across Leeds.

## Floor Plan

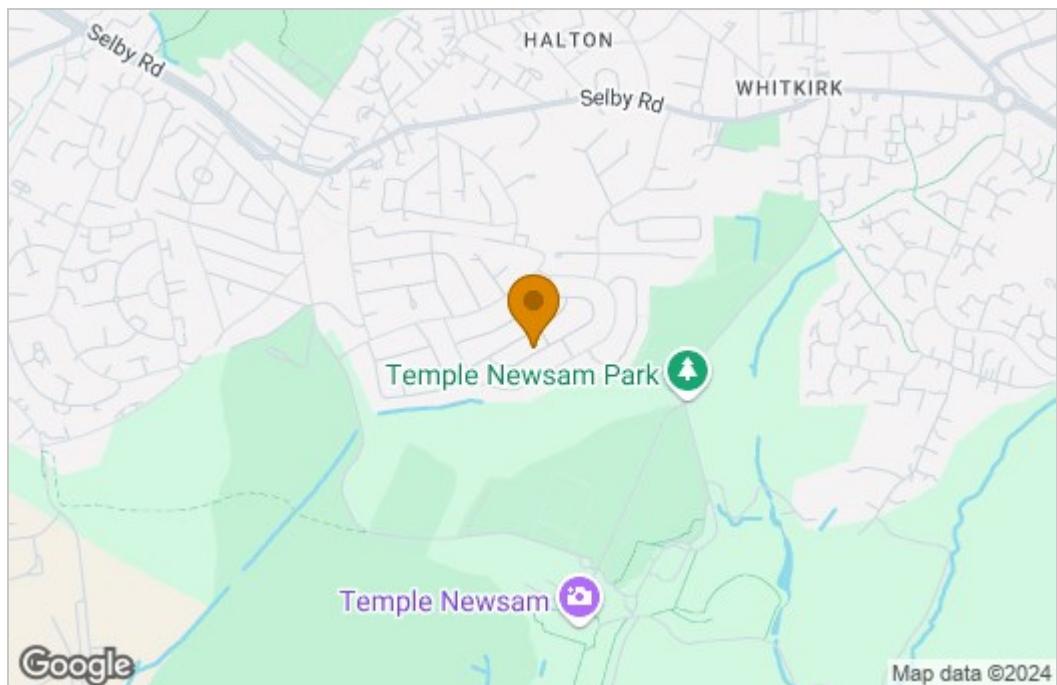


Templegate Road, Halton, LS15 0HE

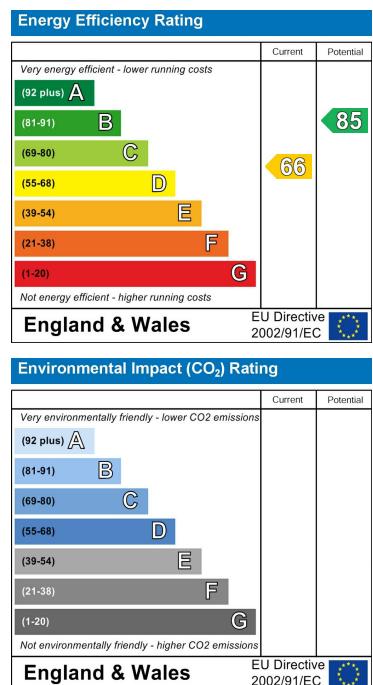
Total Area: 88.4 m<sup>2</sup> ... 951 ft<sup>2</sup>

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.

