



Templenessam View | Templenessam | LS15 0LW £399,995

Three bedroom detached house | Council Tax Band E | EPC Rating E

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***SOUGHT AFTER 'TUCKED AWAY' LOCATION. ADJACENT TO TEMPLNEWSAM COUNTRY ESTATE. SOLD WITH NO CHAIN. LARGE DRIVEWAY & GARAGE ***

This one is not to be missed! A well maintained and presented traditional family home! Set in a 'no through road situation' directly opposite Templenewsam golf course and so is not overlooked to the front. This three bedroom, traditional style detached house has been much improved by the current sellers and offers full double-glazing, central heating, a loft room and a very large tandem garage. Situated within close proximity of tennis courts, the local park and Templenewsam country estate you will not be short of leisure activities. Viewing is recommended to appreciate the accommodation on offer.

The accommodation briefly comprises: Storm porch, entrance hallway, living room, dining room, office, store room and fitted kitchen to the ground floor. To the first floor, there are three bedrooms - two large doubles both with a range of fitted wardrobes, a single bedroom, a family bathroom and a loft room. Externally the front has a lawned garden, with an extensive block-paved driveway to the side providing off-road parking for several cars and a double tandem garage. To the rear there is an enclosed garden with a greenhouse.

Ground Floor

Storm Porch

A useful shelter to stand wet umbrellas and muddy walking boots!

Entrance Hall

Enter through a composite door with double-glazed windows to both sides. The spacious hallway offers a central heating radiator, coving to the ceiling and is laid with wood grain effect laminate flooring.

Living Room 3.76m x 3.78m (12'4" x 12'5")

A light and spacious lounge with a double-glazed bay window to the front and a central heating radiator. There is a 'Yorkshire stone' fireplace which incorporates a living flame coal effect gas fire and attractive coving to the ceiling.

Kitchen 5.39m x 2.59m (17'8" x 8'6")

The kitchen is fitted with a good range of 'Country' style wall and base units in white with oak butcher block styled work surfaces over and a stainless steel sink with side drainer and mixer tap which sits in front of the double-glazed window overlooking the rear garden. There is a built-under gas oven and grill with gas hob and extractor hood over, eye-level space for a microwave plus an integrated dishwasher, washing machine and fridge. In addition there is a traditional walk-in pantry store cupboard.

Dining Room 4.47m x 3.33m (14'8" x 10'11")

A formal dining room or second sitting room with ample space for a family dining table and chairs. Double-glazed French doors open onto the rear garden, the room is laid with wood grain effect flooring and has a central heating radiator. A door leads to;

Office 1.55m x 1.32m (5'1" x 4'4")

Entry off the dining room is this perfect little retreat for working from home. Ideal as a study area with double-glazed window to the side. Open to:

Store 1.83m x 1.35m (6'0" x 4'5")

Every home needs a walk-in storage room! With a double-glazed window placed to the side.

First Floor

Landing

With a double-glazed window on the side elevation and a pull-down ladder giving access to the loft room.

Loft Room 5.25m x 3.16m (17'3" x 10'4")

This room has potential to be fully converted (subject to planning and building consents) but currently offers extra storage space. There is a 'Velux' window, light and power point.

Bedroom 1 4.62m x 3.48m (15'2" x 11'5")

A double bedroom with fitted wardrobes to one wall offering hanging rails and storage, incorporating a dressing table and drawers. A double-glazed bay window overlooks the front garden and there is a central heating radiator.

Bedroom 2 3.66m x 3.58m (12'0" x 11'9")

A second double bedroom with double-glazed windows overlooking the rear garden. Stylish fitted wardrobes to one wall with a matching dressing table and storage cupboards. Central heating radiator.

Bedroom 3 2.16m x 2.06m (7'1" x 6'9")

A single bedroom with double-glazed window to the front and a central heating radiator.

Bathroom 2.54m x 2.36m (8'4" x 7'9")

A lovely family bathroom fitted with a white four piece suite which comprises;- panelled bath, separate walk-in shower cubicle, a pedestal hand wash basin and a close coupled WC. The bathroom is fully tiled in ceramics with a feature border, has spotlights to the ceiling, an extractor fan, a ladder style heated towel rail and a double-glazed window to the side elevation.

Garage 7.74m x 4.13m (25'5" x 13'7")

Wow! The double tandem garage would hold two smaller vehicles and is brick-built with a pitched roof, an up-and-over door and power and light.

Exterior

The property is accessed at the front through high double timber gates which open to the extensive block-paved driveway which would provide off-road parking for several vehicles, caravan or motor home. There is a manicured lawn and flower bed borders stocked well with plants and shrubs and an external water supply. The rear garden is fully enclosed and offers a shaped lawn with stocked borders, plum and apple trees. A raised decked seating area is adjacent to the house and a greenhouse sits just behind the garage. .

Directions

From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn left onto Station Road and proceed along to the roundabout. Take the third exit (right) onto Selby Road and proceed along onto Halton High Street. Just before Lidl, turn left and at the junction turn left again onto Templenewsam Road. Proceed along and turn right into Templenewsam View where the property can be found on the right hand side.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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