



Temple Walk | Halton | LS15 7SQ

£200,000

2 Bedroom Semi-Detached House | Council Tax Band B | EPC Rating C

**Emsleys** | estate agents

\*\*\* TWO BEDROOM SEMI-DETACHED HOUSE. WELL MAINTAINED. GARDEN TO REAR \*\*\*

This charming semi-detached property, ideal for couples, is now available for sale in a sought after location. Situated conveniently close to public transport links, nearby schools and local amenities, this home presents a unique opportunity for those looking to add their personal touch and create their dream home. With potential for improvement and personalisation, this property offers good value for those seeking to invest in a property with potential.

The accommodation briefly comprises; entrance hall, living room and dining/kitchen to the ground floor. To the first floor are two bedrooms and a shower room. Outside there are gardens to the front and rear.

The location is placed well for local amenities, shops, bars and restaurants at both Crossgates shopping centre and the Halton retail district. For the commuter there are excellent transport links to both the main arterial roads and the motorway network and of course Crossgates railway station offers a good commute into the centre of Leeds.

## Ground floor

### Hall

Enter the property through a PVCu double-glazed entry door. A staircase rises to the first floor.

### Living Room 4.34m x 3.43m (14'3" x 11'3")

A spacious living room flooded with natural light from the double-glazed bay window which overlooks the front garden. Central heating radiator and a feature fireplace with marble back and hearth incorporating a living flame coal effect gas fire with pine surround.

### Kitchen 2.34m x 4.45m (7'8" x 14'7")

The kitchen is in need of some modernisation, but currently offers a range of wall and base units in a light wood grain effect finish with roll top work surfaces over. Inset stainless steel sink with side drainer and a mixer tap, cooker point, plumbed space for a washing machine and a dishwasher and space for a tall fridge/freezer. In addition

there is a traditional pantry store cupboard with shelving and a window to the side, two double-glazed windows overlooking the rear garden, a wall mounted central heating boiler and a PVCu double-glazed entry door giving access to the side.

## First floor

### Landing 2.67m x 0.89m (8'9" x 2'11")

With a double-glazed window to the side elevation.

### Bedroom 2 3.52m x 2.54m (11'7" x 8'4")

A double bedroom with a central heating radiator and A double-glazed window overlooking the rear garden.

### Bedroom 1 3.16m x 4.45m (10'4" x 14'7")

A large double bedroom with a central heating radiator and two double-glazed windows overlooking the front elevation. There is potential here to split this bedroom to create a third smaller bedroom (subject to planning consents).

### Shower Room 2.20m x 1.81m (7'3" x 5'11")

The shower room is fully tiled in modern ceramics with a feature mosaic border and is fitted with a white three-piece suite which comprises; low flush WC, a pedestal hand wash basin and a walk-in shower enclosure serviced with a mains fed shower and glass door. Central heating radiator and a double-glazed window to the rear elevation.

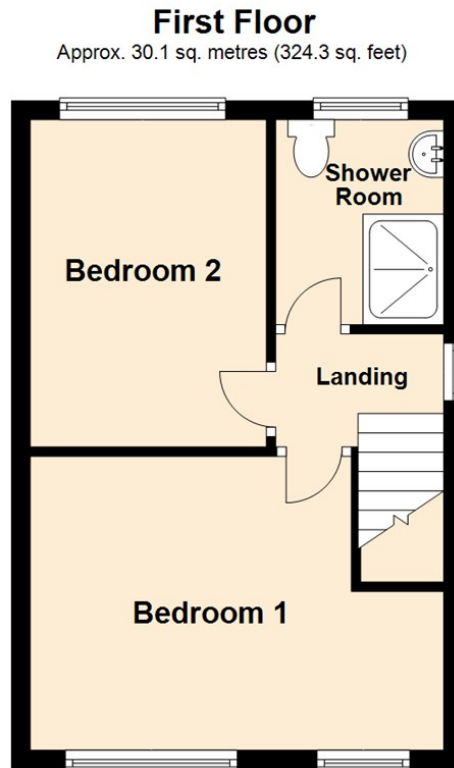
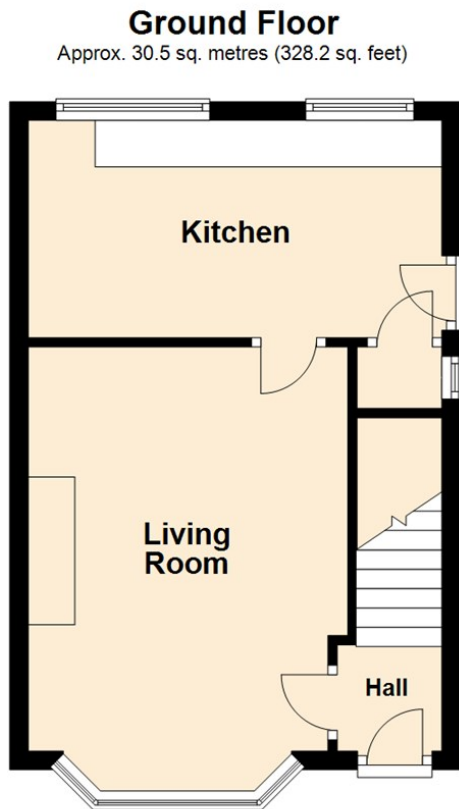
## Exterior

The property is accessed to the front where there is a boundary wall, hand gate and small lawn with flower bed borders. The side elevation has a larger flower bed, stocked well with a variety of flower shrubs and perennials. A footpath continues to the side and to the rear garden which is mainly laid to lawn with planted borders and a timber storage shed.

## Directions

Leave Crossgates via Station Road. Opposite the train station, turn left, crossing the road and turn right and then left onto Green Lane. Proceed along Green Lane, which will continue into Cross Green Lane. Just after passing the Leodis public house turn left into Temple Walk where the property can be found immediately on the left identified by the Emsleys for sale board.





**Total area: approx. 60.6 sq. metres (652.5 sq. feet)**

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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents