



Temple Park Green | | LS15 0JH

£250,000

Three Bedroom Semi-Detached House | Council Tax Band D | EPC rating D

Emsleys | estate agents

*** SOUGHT AFTER LOCATION * NO CHAIN * PRICED TO REFLECT MODERNISATION NEEDED***

This semi-detached home located within walking distance of the ever popular Temple Newsam estate offers scope to update and personalise to your own tastes and standards. Offering well maintained and well proportioned accommodation there are enclosed gardens to the front and rear along with off road parking and a garage.

The accommodation briefly comprises;- To the ground floor - entrance hall, extended kitchen, through lounge/dining area. To the first floor are three bedrooms, the house bathroom and separate w.c. Loft ladders give access to a storage space.

The house is within walking distance of Temple Newsam Country Park estate which offers a Tudor-Jacobean house, open parkland and a farm. For the shopper there is a brand new development just off junction 46 of the M1 North - 'The Springs' in Thorpe Park includes a cinema and M&S food hall. Additional shops, cafes and bars are available at Crossgates shopping centre which has its own railway station. The property is close to local primary and secondary schools and offers fantastic transport links via the A63 and motorway network which is just a five minute drive away.

*** Call now to arrange your viewing ***

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Ground Floor

Entrance Hall

Entry to a spacious hallway is the property through an aluminium double glazed entry door. With a central heating radiator and an under stair storage cupboard which houses the central heating boiler and a staircase rises to the first floor.

Lounge/Dining Room 8.33m x 3.43m (27'4" x 11'3")

The through lounge can easily be zoned into living and dining areas ideal for entertaining and family events. A recessed fireplace offers a coal effect gas fire. Ample space for a family sized dining table and chairs, central heating radiator and double-glazed windows to the front and rear.

Kitchen 4.50m x 2.58m (14'9" x 8'6")

Being extended with a good range of wood grain effect wall and base units with matching work surfaces over. Inset enamel sink with side drainer and mixer tap, integrated double electric oven, gas hob and extractor hood over. Space for under counter appliances such as a fridge, freezer and dryer and a plumbed space for a washing machine. Double-glazed window overlooking to the rear and a PVCu double-glazed entry door gives access to the side.

First Floor

Landing

PVCu double-glazed window placed to the side elevation and pull-down loft ladder giving access to;

Storage loft room

The loft is accessed via a pull-down ladder and has been converted to provide an occasional room. Useful for hobbies or storage!

Bedroom 1 4.35m x 3.28m (14'3" x 10'9")

Overlooking the front garden, a double bedroom with fitted

wardrobes to one wall with matching recessed vanity table. There is a central heating radiator and a double-glazed window.

Bedroom 2 3.88m x 3.10m (12'9" x 10'2")

A second double bedroom with built-in wardrobes to one wall with a recessed vanity table. Central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 3 2.33m x 2.04m (7'8" x 6'8")

A single room with central heating radiator and double-glazed leaded window to the front elevation plus wood effect laminate flooring.

Bathroom

Fully tiled in white ceramics the bathroom comprises;- a panalled bath plus electric shower with screen and a pedestal hand wash basin. There is a fixture cupboard offering useful storage, a central heating radiator and a double-glazed frosted window placed to the rear.

WC

Being fully tiled to match the bathroom and fitted with a close coupled WC and a double-glazed window to the side elevation.

Exterior

To the front of the property there is a small garden with lawn and flower beds stocked well with mature shrubs. The driveway provides off-road parking and leads to the detached brick built garage which has an up-and-over door to the front and two side windows. The rear garden is lovely with a south-west facing aspect the garden has the benefit of afternoon and evening sunshine and is fully enclosed with lawn, mature shrubs, fruit trees and flower beds.

Directions

From our Crossgates office on Austhorpe Road head west and at the end of the road turn left onto Ring Road. Continue until the roundabout and take the third exit onto Selby Road, after 0.7 of a mile turn left onto Templegate, follow the road until the end and turn right onto Templegate Avenue. At the end of the road, turn left onto New Templegate and continue taking the 1st right hand turn into Temple Park Green where the property can be found on the left hand side identified by the Emsleys for sale board.





Total area: approx. 91.6 sq. metres (986.4 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.



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