



Field End Garth | Templenewsam | LS15 0QQ

£470,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating TBC

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*** EXECUTIVE STYLE FOUR BEDROOM DETACHED HOUSE - IMMACULATE THROUGHOUT ***

Presenting an immaculate detached house for sale, located in a highly sought after area benefiting from excellent public transport links, well-regarded nearby schools, local amenities.

This spacious property offers an impressive four bedrooms, including three doubles, each with built-in wardrobes, providing generous storage solutions. The second bedroom enjoys the addition of an en-suite. The family bathroom is finished to a high standard with a bath, w.c and a vanity basin with a feature mirror over.

The home boasts two elegant reception rooms; the first is centred around a charming fireplace, perfect for relaxing or entertaining guests. The second reception room showcases skylights and bi-fold windows that flood the space with natural light, offering delightful garden views and direct access to the south facing garden—an ideal spot for alfresco dining or family gatherings.

The modern kitchen is the heart of the home, completed with a stylish kitchen island and marble countertops, along with a dedicated dining space for a family sized table and chairs. A practical utility room with a guest w.c off complements everyday living.

Externally, the property enjoys a beautifully maintained garden, a garage, and ample off-street parking for residents and visitors alike.

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 Halton and 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 visit ***







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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