



## 1 TEMPLAR LANE LEEDS, LS15 5LJ

£625,000  
FREEHOLD

East View is a unique home offering in excess of 3,200 Sqft of optimum family accommodation. For sale CHAIN FREE this five bedroom family home comes with a large lawned garden, sun trap walled terrace, lots of privacy, four reception rooms and is in move in condition.

MONROE

SELLERS OF THE FINEST HOMES



# 1 TEMPLAR LANE

- Chain Free Detached period property
- Five double bedrooms
- Period features throughout
- Open plan kitchen-living-diner
- Gated residence
- Ample parking
- An array of reception rooms
- Substantial garden and additional terrace
- Situated on a private road
- Garage with electric door



Monroe are proud to introduce to market East View House, a beautiful chain free period residence set within a substantial, gated plot ... If you are looking for a characterful, detached property and a private setting, this could be the perfect home for you!

Upon approaching this home, you are immediately impressed by its enviable positioning down a private lane, electric gates, extensive driveway and large lawned garden which all together give a wonderful sense of curb appeal. Externally, this property also accommodates a garage which is fully-powered and features an electric door, and a spacious terrace to the rear.

East View House offers an abundance of reception space, from which to both entertain and raise a family. The ground floor accommodates an entrance porch and hallway, formal living room, snug/office room, garden room, dining room and open plan kitchen-living-diner. Whilst the current owners have thoughtfully retained many beautiful period features throughout, such as original fireplaces and coving, they have also incorporated many stunning contemporary features. A great example of this is the kitchen-living-diner, the centrepiece of this home, which features a small utility area, range cooker, inset Belfast sink and traditional stone flooring, combined with a beautiful lantern ceiling and bi-folding doors which lead out onto the private terrace. The terrace is the perfect place to

entertain from and, benefiting from its elevated position, is an amazing sun-trap!

The ornate, period features continue across the first floor which accommodates an impressive primary bedroom with ample fitted storage, a further two double bedrooms, and a house bathroom with a five-piece suite and separate W.C. What was previously the loft has been converted to feature a further two double bedrooms and an additional shower room.

Set within a popular and very convenient location, situated to the East of Leeds, a few minutes away to the M1 and A1, this location offers many amenities and local attractions including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park

This property is chain free. If you would like the opportunity to view this truly special, one-of-a kind property, call Monroe.

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### ADDITIONAL INFORMATION

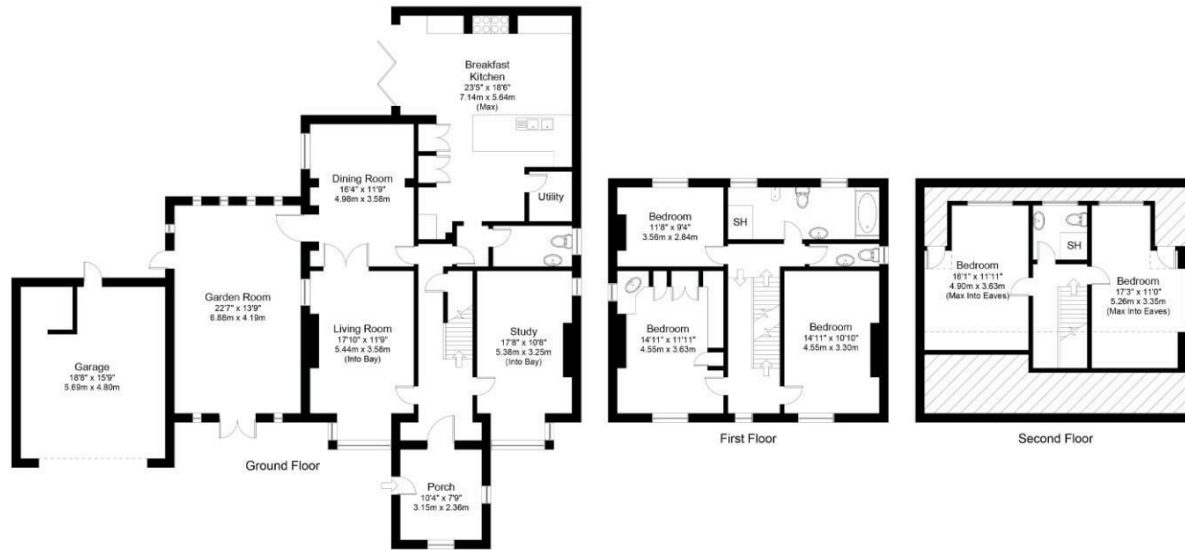
**Local Authority** – Leeds City Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 3228.00 sq ft

**Tenure** – Freehold



Gross internal floor area including garage & eaves (approx.): 299.9 sq m (3,228 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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