



Templegate Avenue, Leeds LS15 0HD

welcome to

Templegate Avenue, Leeds

*****NO CHAIN*****

William H Brown are proud to present to the market this THREE BEDROOM detached BUNGALOW with DRIVEWAY and GARAGE. NEW KITCHEN, NEW BATHROOM AND ENCLOSED REAR GARDEN.



Living Room

12' 1" x 16' 5" (3.68m x 5.00m)

Window to the front and side aspect, one radiator

Kitchen

10' 11" x 13' 3" (3.33m x 4.04m)

Recently fitted kitchen with wall and base units, gas hob and electric oven. Storage cupboard housing boiler. Vinyl flooring

Bedroom One

10' 7" x 11' 3" (3.23m x 3.43m)

Window to the side aspect, radiator

Bedroom Two

12' 5" x 11' 9" (3.78m x 3.58m)

Window to the rear, one radiator

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Window to the rear, one radiator



view this property online williamhbrown.co.uk/Property/CGT109316



welcome to

Templegate Avenue, Leeds

- THREE BEDROOMS
- DETACHED
- BUNGALOW
- NEW KITCHEN
- NEW BATHROOM

Tenure: Freehold EPC Rating: C

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT109316](https://www.williamhbrown.co.uk/Property/CGT109316)



Property Ref:
CGT109316 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)