



Templenewsam Road, Leeds LS15 0DR



welcome to

Temple Newsam Road, Leeds

William H Brown are proud to present to the market FIVE bedroom EXTENDED SEMI-DETACHED house with FRONT and REAR gardens and DRIVEWAY for off-street parking for sale NOW. Viewings are highly recommended to appreciate this WELL MAINTAINED FAMILY home, call us now on 0113 260 0945.



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This well maintained family home comprises in brief on the ground floor a welcoming entrance hallway giving access to the lounge, open plan kitchen and dining room, additional reception room, shower room, downstairs bedroom, staircase to the cellar and staircase to the first floor. To the first floor, there is a landing leading to three bedrooms, bathroom and staircase to the second floor. To the second floor there is another bedroom. Externally, this property benefits from a low maintenance garden which is part lawn and part flagged creating a perfect space for off-street parking; driveway. to the rear, there is a rear garden which is complemented by a decked patio area perfect for summer time entertaining.

-LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants, gym, and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton.



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Cellar

Entrance Hall

Lounge

13' 5" x 13' (4.09m x 3.96m)

Open Plan Kitchen/dining Room

Additional Reception Room

18' 8" x 10' 5" (5.69m x 3.17m)

Bedroom Five

13' 3" x 8' 10" (4.04m x 2.69m)

Shower Room

Bedroom One

14' x 12' 10" (4.27m x 3.91m)

Bedroom Two

13' 6" x 11' 11" (4.11m x 3.63m)

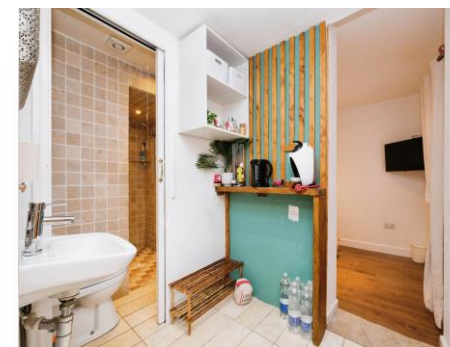
Bedroom Three

10' 4" x 10' 2" (3.15m x 3.10m)

Bathroom

Bedroom Four

22' 1" x 10' 10" (6.73m x 3.30m)



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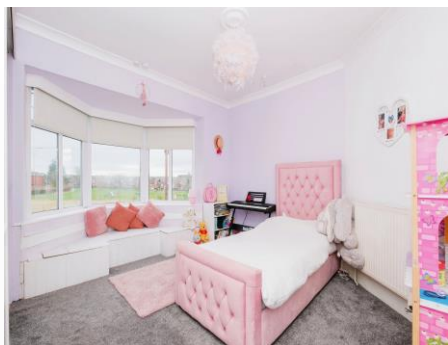
Templenewsam Road, Leeds

- ***OFFERS IN THE REGION OF £350,000-£375,000***
- EXTENDED SEMI-DETACHED HOUSE
- FIVE BEDROOMS; FITTED WARDROBES
- VERSATILE ROOM TO THE REAR
- OFF-STREET PARKING; DRIVEWAY

Tenure: Freehold EPC Rating: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT109737](https://www.williamhbrown.co.uk/Property/CGT109737)



Property Ref:
CGT109737 - 0007

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 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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