



**Templegate Crescent, Leeds LS15 0HA**



***welcome to***

**Templegate Crescent, Leeds**

This beautifully presented dormer bungalow offers spacious and versatile living with three bedrooms, including two en-suites, and three inviting reception rooms. The property also benefits from a private driveway and garage, making it ideal for families or downsizers seeking comfort and convenience.





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This well-designed dormer bungalow offers a spacious and practical layout across two floors. On the ground floor, the entrance hall leads to a bright lounge on the right, with Bedroom 3 and a playroom positioned beyond it. To the left, an open-plan kitchen flows into the dining area, ideal for family living and entertaining. A utility room is conveniently located next to the kitchen, and a bathroom is situated between Bedroom 3 and the playroom. Upstairs, the first floor comprises two generously sized bedrooms, each benefiting from its own en-suite bathroom, connected by a central landing area.

LS15 is a vibrant and well-connected postcode district located to the east of Leeds city centre in West Yorkshire. It encompasses a mix of suburban neighbourhoods including Cross Gates, Colton, Halton, Austhorpe, Barwick in Elmet, Scholes, and Potterton. Known for its strong community feel and excellent transport links, LS15 offers easy access to the A64, M1, and Leeds city centre, making it ideal for commuters.

## Ground Floor

### Lounge

12' 1" MAX x 16' 6" MAX ( 3.68m MAX x 5.03m MAX )

### Kitchen/Dining Area

12' 5" MAX x 17' 5" MAX ( 3.78m MAX x 5.31m MAX )

### Utilitiy

6' 6" MAX x 5' 6" MAX ( 1.98m MAX x 1.68m MAX )

## Playroom

### Bedroom Three

8' 7" MAX x 11' 6" MAX ( 2.62m MAX x 3.51m MAX )

## Bathroom

## First Floor

### Bedroom One; En-Suite

15' 3" MAX x 11' 7" MAX ( 4.65m MAX x 3.53m MAX )

### Bedroom Two; En-Suite

10' 3" MAX x 10' 9" MAX ( 3.12m MAX x 3.28m MAX )

## External

## Garage



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## Templegate Crescent, Leeds

- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS; TWO EN-SUITES
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110821 - 0002

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