



Templenewsam Road, Leeds LS15 0DR

welcome to

Templenewsam Road, Leeds

Spacious four-bedroom detached home set on a generous corner plot with a wraparound garden. Featuring two versatile reception rooms, off-street parking via driveway and garage, this property offers the perfect blend of comfort and convenience.



Ground Floor

Lounge

Lounge positioned at the front of the home, featuring a large bay window that floods the space with natural light, creating a bright and inviting area perfect for family relaxation.

Dining Room

Dining room positioned at the rear of the property, featuring a large bay window that fills the space with natural light. This generous, open area is perfect for family dining and entertaining.

Kitchen

Kitchen fitted with a range of wall and base units, complemented by splashback tiles and tiled flooring throughout. A rear-facing window provides natural light, and a door leads directly into the utility room for added convenience.

Utility Room

Utility room offering direct access to the rear garden, providing a practical and versatile space suitable for a variety of uses.

First Floor

Bedroom One

Spacious master bedroom featuring fitted cupboard space and a large bay window to the front, allowing plenty of natural light. Complete with a central heating radiator for comfort.

Bedroom Two

Generous second bedroom featuring fully fitted wardrobes, a rear-facing window for natural light, and a central heating radiator for comfort.

Bedroom Three

Third bedroom with a side-facing window providing natural light, complemented by a central heating radiator for comfort.

Bedroom Four

Fourth bedroom, the smallest of the four, with a front-facing window and central heating radiator.

Ideal as a home office, nursery, or guest room.

Bathroom

Luxury family bathroom featuring a stylish four-piece suite, including a freestanding bathtub, walk-in shower, wash hand basin, and W/C. A rear-facing window, modern spotlights, and sleek finishes throughout create a contemporary and elegant space.



view this property online williamhbrown.co.uk/Property/CGT111357



welcome to

Templenewsam Road, Leeds

- DETACHED HOUSE
- FOUR-BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- LUXURY FOUR PIECE FAMILY BATHROOM
- OFF-STREET PARKING VIA DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111357



Property Ref:
CGT111357 - 0004

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