



Stoneacre
Properties



Temple Row Close, Leeds, LS15 9HR
£1,250

*****COLTON VILLAGE LOCATION***** Stoneacre Properties are delighted to be able to offer to let a well presented modern mid town house, located in the heart of Colton Village, close to all local amenities and transport links. The property is in good decorative condition throughout. Boasting spacious and well appointed accommodation over two floors, this modern home comprises of an entrance hall, a downstairs cloakroom, a through lounge/dining room, a fitted kitchen, three bedrooms, ensuite and bathroom. There is also a lawned rear garden and an integral garage with off street parking. Early internal viewings are strongly advised as we do not expect this property to be available for long. Available 1st December 2025. Unfurnished.

Entrance Hall

To the front is a double glazed door. Central heating radiator.

Lounge

To the front is a double glazed timber framed window. Electric fire with feature surround. Under stairs storage cupboard. Central heating radiator. Open plan to dining area.

Dining Area

Double glazed timber framed bay window to rear. Central heating radiator.

Kitchen

Fitted with a range of modern wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Gas oven and hob with cooker hood over. Central heating radiator. Access to garage.

Guest WC

Double glazed timber framed window to rear. Fitted with a wc and a wash hand basin.

First Floor Landing

Storage cupboard housing water tank.

Master Bedroom

To the front is a double glazed timber framed window. Central heating radiator. Two built in storage cupboards with hanging rails. Access to Ensuite.

Ensuite

Fitted with a shower, wash hand basin and wc. In addition there is part tiling, central heating radiator, double glazed timber framed window to front.

Bedroom Two

Double glazed timber framed window to rear. Central heating radiator.

Bedroom Three

Double glazed timber framed window to rear. Central heating radiator. Built in storage.

Shower Room

Fitted with a bath with shower over, wash hand basin, wc. In addition there is a central heating radiator and a double glazed timber framed window to rear.

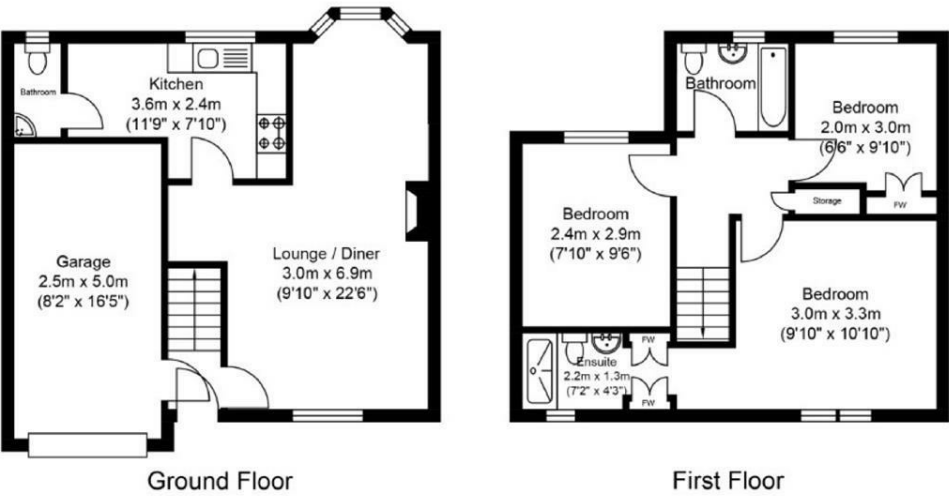
External

To the front is a lawned garden with driveway leading to a garage. To the rear is a well maintained garden that is mainly laid to lawn with a paved patio area.

Garage

Fitted with wall and base units with work surfaces over. Power. Light. Up and over door.

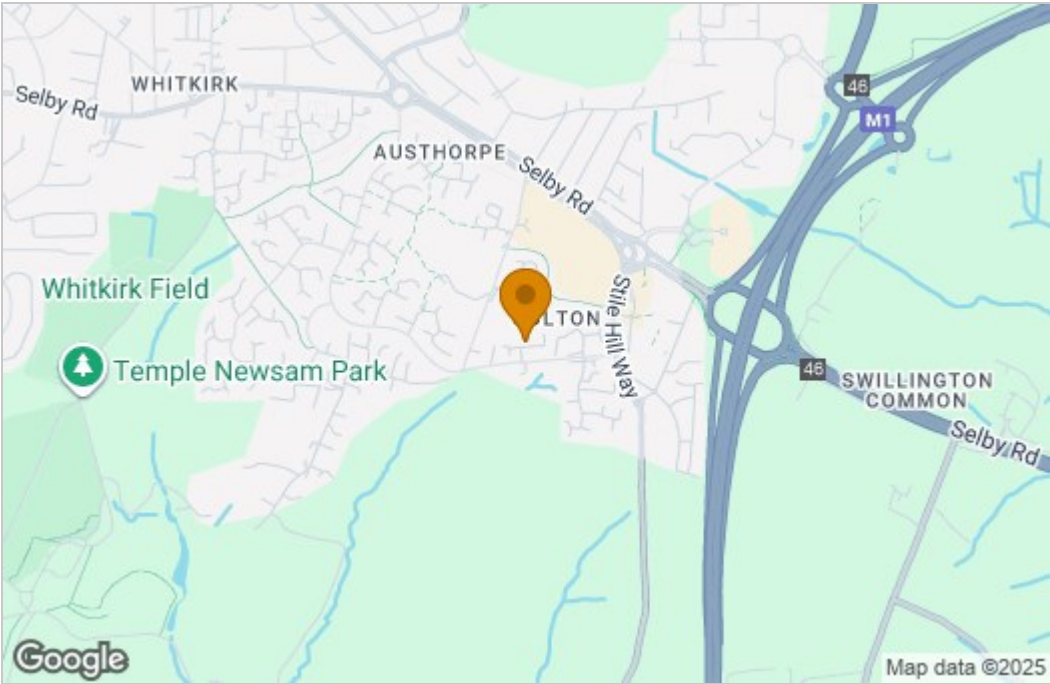
Floor Plan



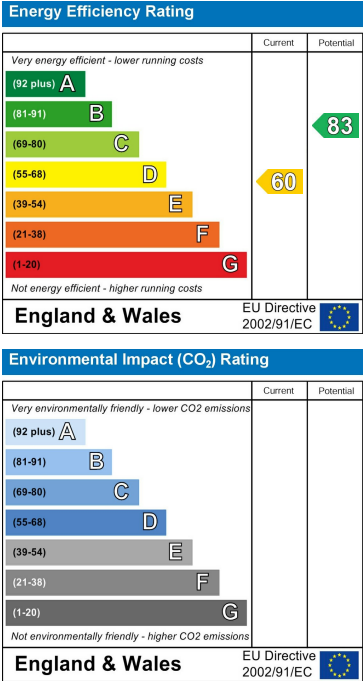
17 Temple Row Close, LS15 9HR
Approx Gross Internal Floor Area of House 84.28 sq. m. (907.18 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

