



**Stoneacre**  
Properties



**Templegate Road, Leeds, LS15 0HF**

**£267,500**

Stoneacre Properties are delighted to offer to the market this spacious three bedroom link detached bungalow. Situated upon Templegate Road one of the the most popular residential areas offering reasonable access to all local shops and schools as well as the wide open spaces of Temple Newsam. Comprising: entrance hall, lounge, kitchen, three bedrooms, wet room and separate wc. Externally the property has gardens to the front and rear and a garage. Viewings are highly recommended to appreciate all that this property has to offer.



## Entrance Hall



Access to loft. Storage cupboard. Central heating radiator.

## Lounge



Electric fire with feature surround. Double glazed sliding patio to rear. Central heating radiator.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Plumbing for automatic washing machine. Space for fridge/freezer. Cupboard housing central heating boiler. Electric cooker point. Part tiling. Additional built in storage cupboard. Double glazed window to side. External door to rear.

## Bedroom One



To the front is a double glazed window. Central heating radiators. Fitted wardrobes.

## Bedroom Two



Double glazed window to side. Central heating radiator.

## Bedroom Three



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

## Wet Room



Fitted with a shower and wash hand basin. In addition there is a double glazed window to side, heated towel rail and a tiling.

## Separate WC

Fitted with a wc. In addition there is a double glazed window to the side and part tiling.

## External

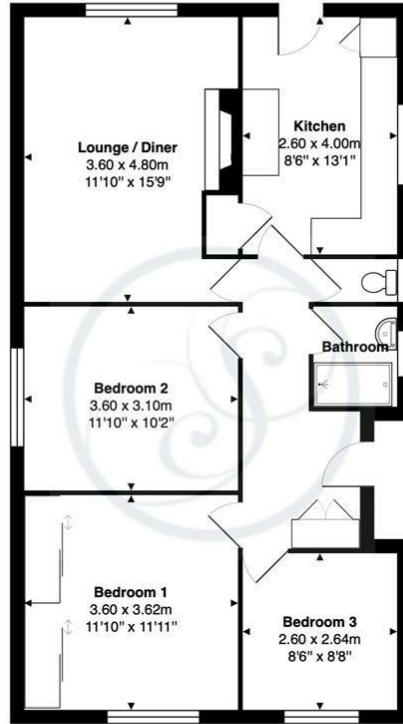


To the front and rear this property benefits from well maintained gardens that are mainly laid to lawn with paved and planted areas.

## Garage

Power, light, up and over door. Storage area to rear with door leading to rear garden.

## Floor Plan

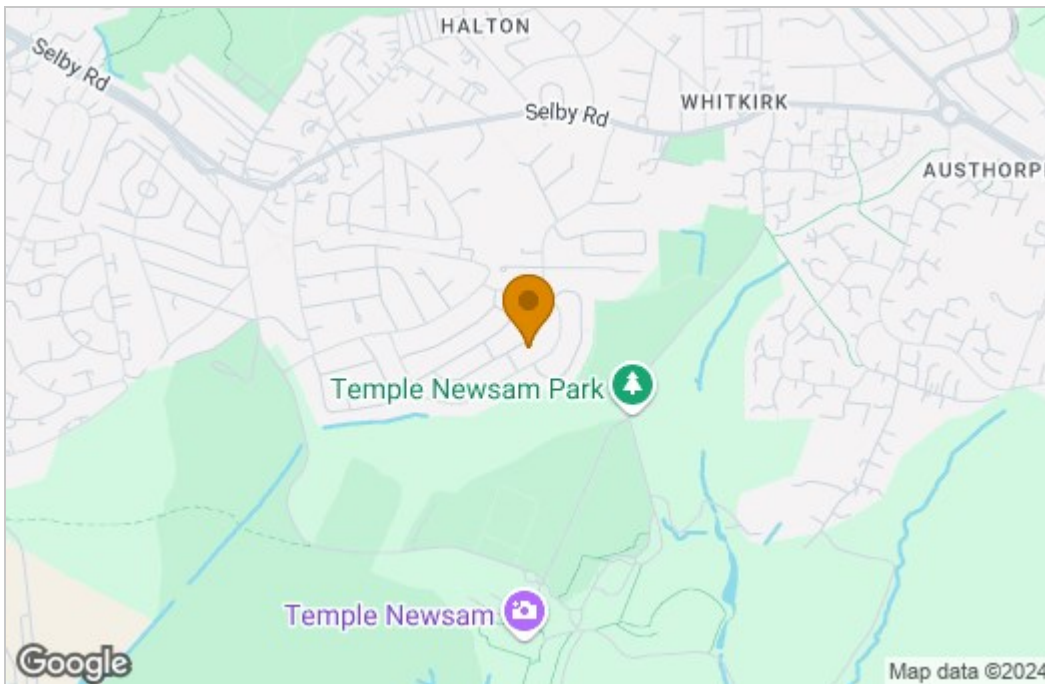


Templegate Road, Halton, LS15 0HF

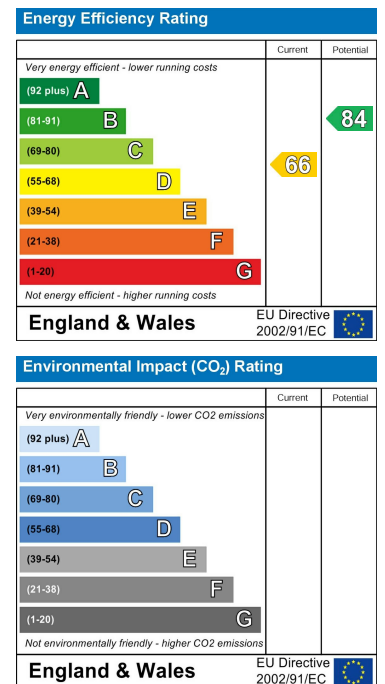
Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>

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

## Area Map



## Energy Efficiency Graph



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