



**Stoneacre**  
Properties



**Temple Close, Leeds, LS15 0JX**

**£290,000**

Stoneacre Properties are offering for sale this beautifully finished three bedroom semi detached house with a useable loft space. Located in the Templenewsam estate in walking distance to Templenewsam park. Close to local amenities and easy transport links into the city centre. Consisting of a; entrance hall way, kitchen/diner, lounge, three bedrooms, bathroom and useable loft space. Externally the property has a large driveway leading to a garage, to the front is a garden and the rear is a lawned area with flower beds surrounding and a raised decking area. Early viewings are recommended.

## ENTRANCE HALL



Door to front. Stairs leading to first floor.

## LOUNGE



Well present lounge with window to the front and French doors leading into the open kitchen/diner. Central heating radiator.

## KITCHEN/DINER



U-shaped kitchen with wall and floor units, integrated oven with gas stove, cooker hood above. Space for a fridge freezer. Plumbing for a washing machine. Window to the rear. Door to side.

## CONSERVATORY

Coming off the kitchen is the conservatory with french door to the rear garden.

## FIRST FLOOR LANDING



Access into loft space. Bedrooms and bathroom. Window to the side.

## BEDROOM ONE



Window to the front. central heating radiator.

## BEDROOM TWO



Window to the rear. Central heating radiator.

## BEDROOM THREE



Window to the rear. Central heating radiator.

## BATHROOM



Fitted with a bath with hand held shower above, wc and wash hand basin with cupboard underneath. Window to the rear. Central heating radiator.

## UESABLE LOFT SPACE



Currently used as a office by the owners.

## EXTERNAL



Externally the property consists of a large driveway leading to a garage. Garden to front and rear. To the rear garden is an elevated decking area with steps leading down to the garden and further seating area.

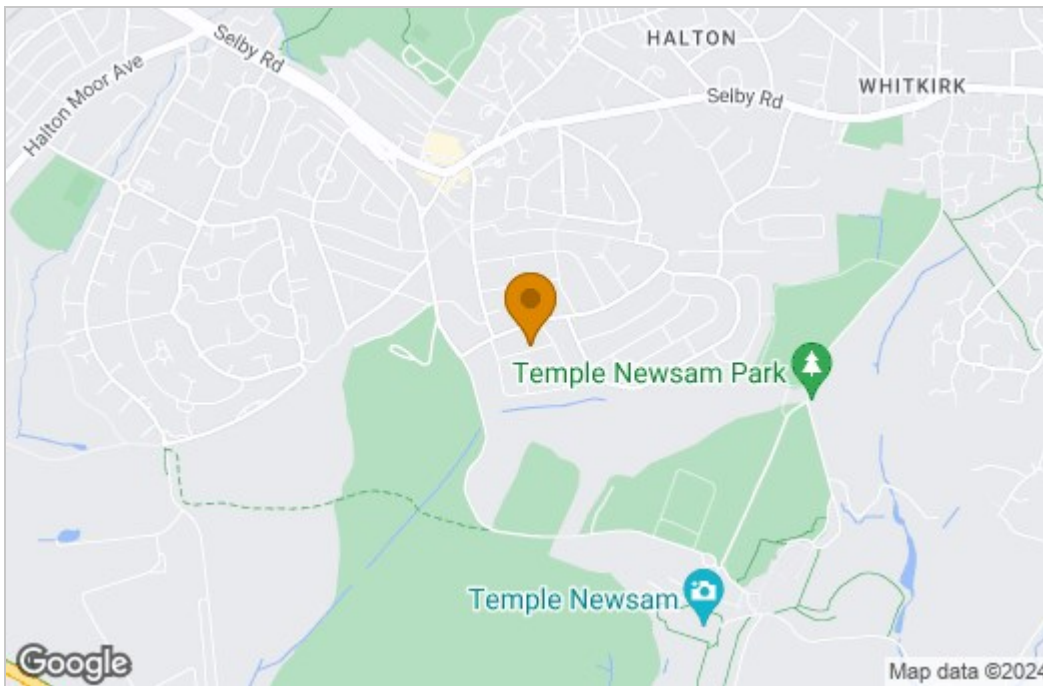
## GARAGE



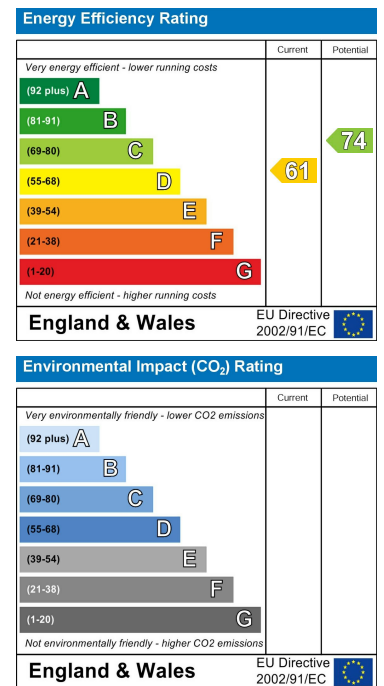
Up and over door.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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