



Stoneacre
Properties



New Templegate, Leeds, LS15 0JN
£425,000

Stoneacre Properties are offering for sale this rare opportunity to purchase a large detached house located in the desirable area of New Templegate. This spacious property boasts four reception rooms, and a home office making it perfect for entertaining guests or simply relaxing with the family. In addition there is five generously sized bedrooms one that is on the ground floor and two bathrooms ensuring convenience for all residents. One of the highlights of this home is the beautiful kitchen, perfect for creating lasting memories with loved ones. The inclusion of a garage adds convenience and extra storage space for your belongings. Don't miss out on the opportunity to make this large family home your own. With its ample living space, convenient amenities, and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home.

Entrance Hall

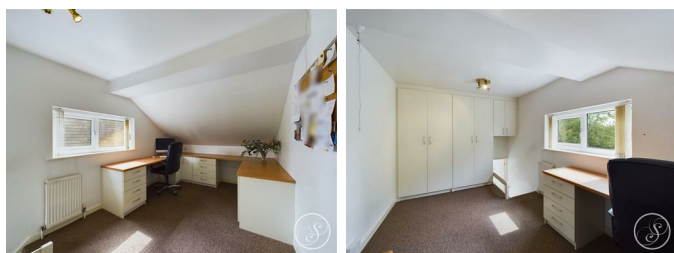


Door to front. Central heating radiator. Staircase leading to first floor.

Kitchen



Office



To the side is a double glazed window. Built in storage and office furniture. Central heating radiator.

Sitting Room



To the front is a large double glazed window allowing ample natural light. Feature surround. Central heating radiator.

Lounge



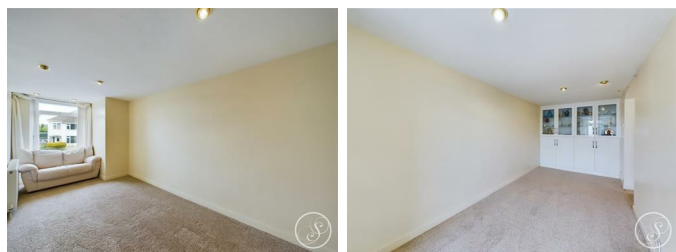
To the rear is a patio door that leads into the sun room. Feature surround and fire. Central heating radiator.

Sun Room



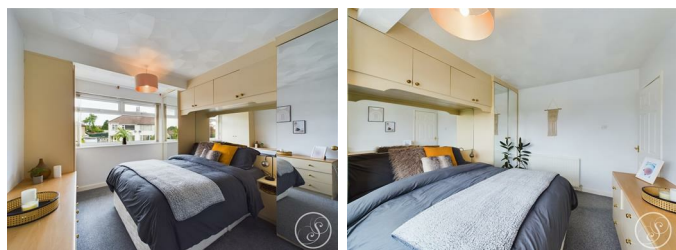
Door leading out to the rear garden. Central heating radiator.

Play Room/Sitting Room



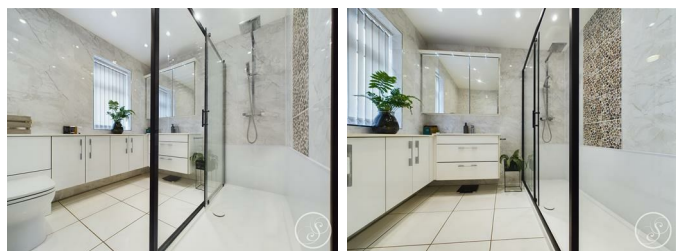
To the front is a double glazed window. Central heating radiator. Built in storage.

Bedroom Five



To the front is a double glazed window. Fitted wardrobes and furniture. Central heating radiator.

Shower Room



Fitted with a modern walk in shower, vanity wash hand basin and wc. In addition there is tiling, storage, double glazed window and a heated towel rail.

First Floor Landing



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

Master Bedroom



To the rear is a double glazed window. Fitted wardrobes and furniture. Central heating radiator.

Bedroom Two



To the rear is a double glazed window. Fitted wardrobes and furniture. Access into eaves storage. Central heating radiator.

Bedroom Three



To the front is a double glazed window. Built in wardrobes and furniture. Central heating radiator. Additional built in storage cupboard.

Bedroom Four



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

Shower Room



Fitted with a shower cubicle, vanity wash hand

basin and wc. In addition there is a double glazed window, tiling and a heated towel rail.

External



To the front is a large block paved driveway that leads to a garage. There is also an electric car charge point. To the rear is an enclosed garden with a pond.

Garage

Power and light.

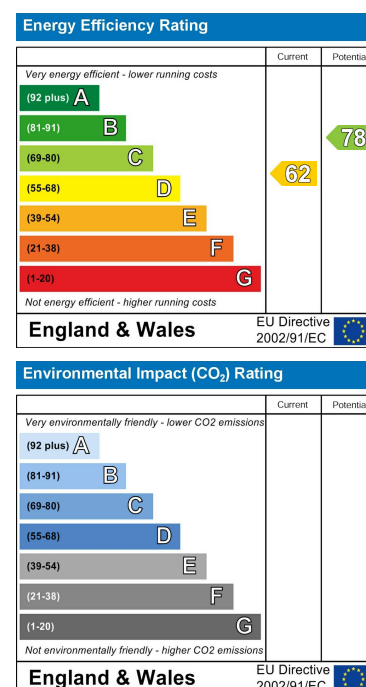
Additional Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Floor Plan



Area Map



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.

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