



**Stoneacre**  
Properties



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

**£275,000**

Stoneacre Properties are proud to present to the market for sale this beautiful extended three bedroom semi detached house located in the sought after estate of Templegate estate with Templenewsam Park close by. Located in an ideal location allowing access into Leeds City Centre and Crossgates. The property comprises of an entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. Externally the property boasts plenty of off street parking, lawns to the front and rear, a patio area and a garage. Viewings are highly recommended.

### Entrance Hallway

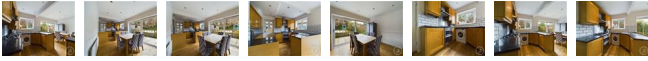
Door to front. Central heating radiator.

### Lounge



Large lounge with double glazed window to front, a gas feature fire place and a central heating radiator. Double doors to the rear leading to kitchen diner.

### Kitchen/Diner



Open plan kitchen diner fitted with a range of wall and base units with integrated electric oven, five ring gas stove with cooker hood over, fridge/freezer and dishwasher. Plumbing for a washing machine and space for a fridge freezer. Space for a dining room table. Patio door and double glazed window to the rear over looking the garden. Oak flooring. Door to side leading to driveway.

### First Floor Landing

Loft access.

### Bedroom One



Large double bed bedroom with double glazed window to the front and central heating radiator.

### Bedroom Two



Situated to the rear of the property is another double bed bedroom with double glazed window and central heating radiator. Fitted wardrobes.

### Bedroom Three



Double glazed window to front. Central heating radiator.

### Bathroom



Modern finished bathroom fitted with a 3 piece bathroom suite comprising of WC, wash hand basin with cupboards underneath, bath with shower above and a heated towel rail. Frosted window to the side. Tiled.

### External



Externally the property benefits from a block paved driveway leading to the garage at the rear. Lawned area to the front. To the rear is a flagged patio with a raised lawned area.

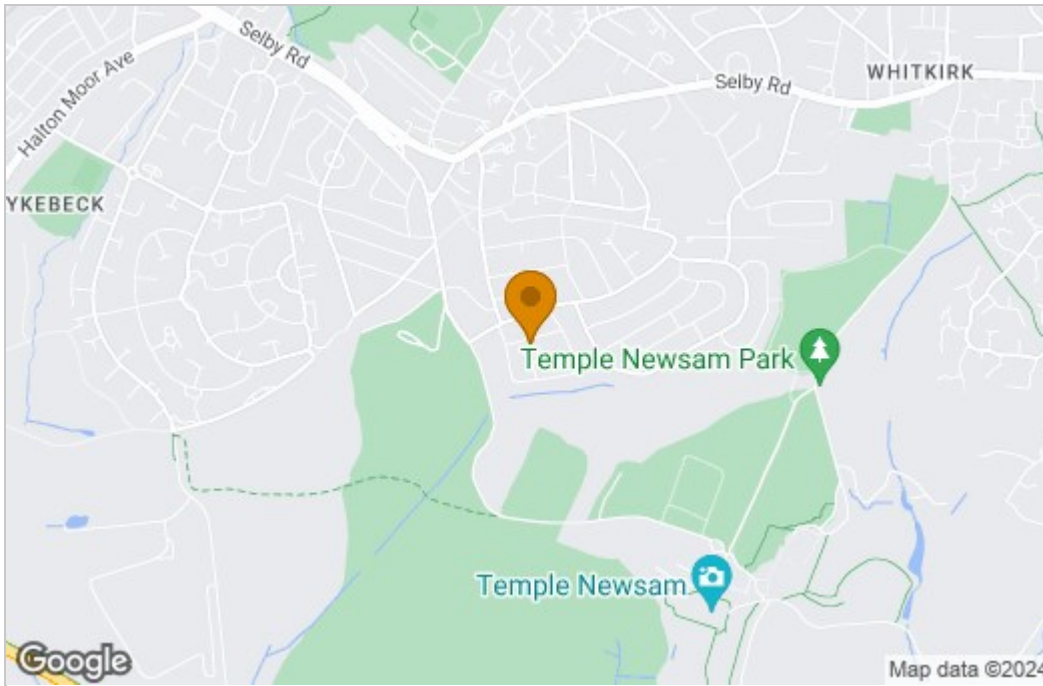
### Garage

Up and over door.

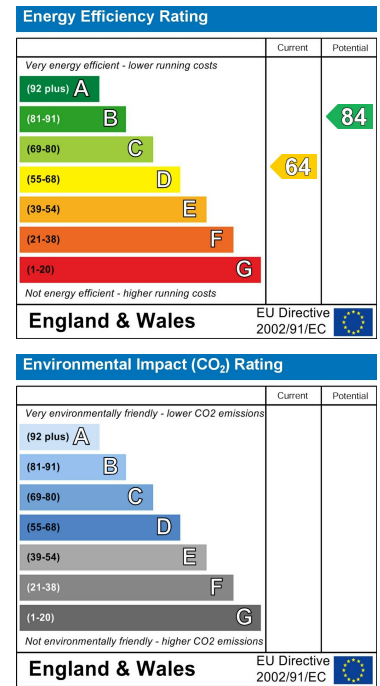
# Floor Plan



# Area Map



# Energy Efficiency Graph



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