



**Stoneacre**  
Properties



## **Templegate Close, Leeds, LS15 0PJ**

**£587,995**

This large family home is beautifully arranged over two floors and offers versatile living accommodation. The property is set in the sought after location with easy access to Temple Newsam. Boasting four double bedrooms (two with en-suite facilities) the house also features a gorgeous bathroom and a stunning kitchen/diner/family room. There is gas central heating and UPVC double-glazing. Ample off-street parking and a private garden with access to a bar/summer house. Briefly comprising to the ground floor; entrance hall, lounge, kitchen/diner/family room, utility, master bedroom with ensuite, a second double bedroom and house bathroom. To the first floor is a further two double bedrooms one with a ensuite bathroom and the other boasting a dressing area/office space. Externally the property has ample off street parking and a private rear garden that is ideal for out door entertaining. Viewings are highly recommended to appreciate all that this fine home has to offer.

## Entrance Hall



External door to front. Central heating radiator. Staircase leading to first floor.

## Lounge



To the front and side is a double glazed window. Two central heating radiators. Door leading into kitchen/diner/family room.

## Kitchen/Diner/Family Room

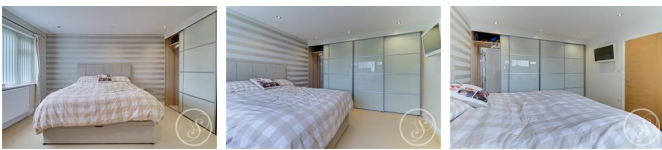


Fitted with a large range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Electric oven. Built in microwave/combi oven. Integrated full size fridge and freezer. Large kitchen island providing ample seating and electric hob. Bi-folding doors to the rear. Two double glazed windows to the rear. Lantern providing additional light.

## Utility

Plumbing for automatic washing machine. Space for dryer. Recently installed boiler. Access into garage.

## Master Bedroom



Fitted with a range of wardrobes and storage. Double glazed window to front. Central heating radiator.

## Ensuite



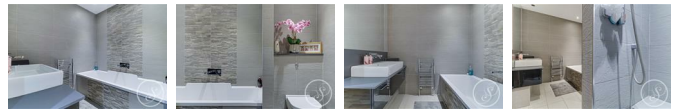
Fitted with a walk in shower, vanity wash hand basin and wc. In addition there is tiling, extractor fan, heated towel rail and a double glazed window to side.

## Bedroom Two



To the rear is two double glazed windows. Fitted wardrobes. Two central heating radiators.

## Bathroom



Stunning bathroom comprising: bath, vanity wash hand basin, wc and shower area. In addition there is two heated towel rails and modern tiling.

## First Floor Landing

## Bedroom Three



Two double glazed windows to rear. Central heating radiator.

## Ensuite Bathroom



Fitted with a bath, walk in shower, vanity wash hand basin and wc. In addition there is part tiling and a double glazed window to side.

## Bedroom Four



Two Velux windows. Central heating radiator. Access into dressing room/office

## Dressing Area/Office

Central heating radiator. Built in hanging rails.

## External



To the front is a lawned garden and block paved driveway. To the rear is an enclosed garden with Indian stone patio and bar/summer house.

## Bar/Summer House

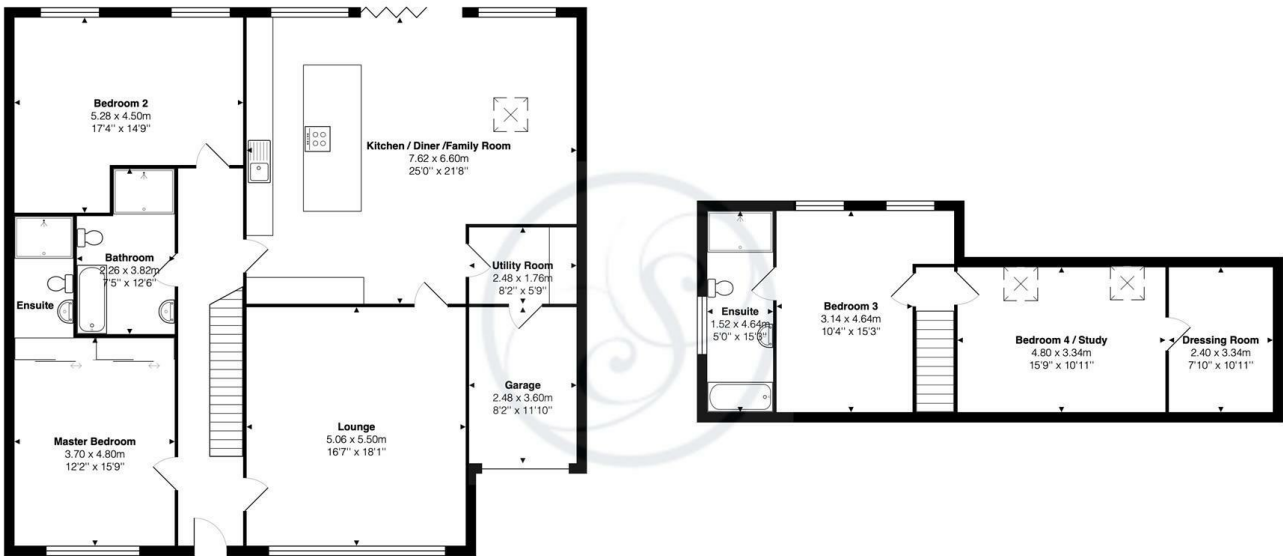


Power, light, stainless steel sink and built in seating with storage.

## Garage

Power, light, electric up and over door.

# Floor Plan

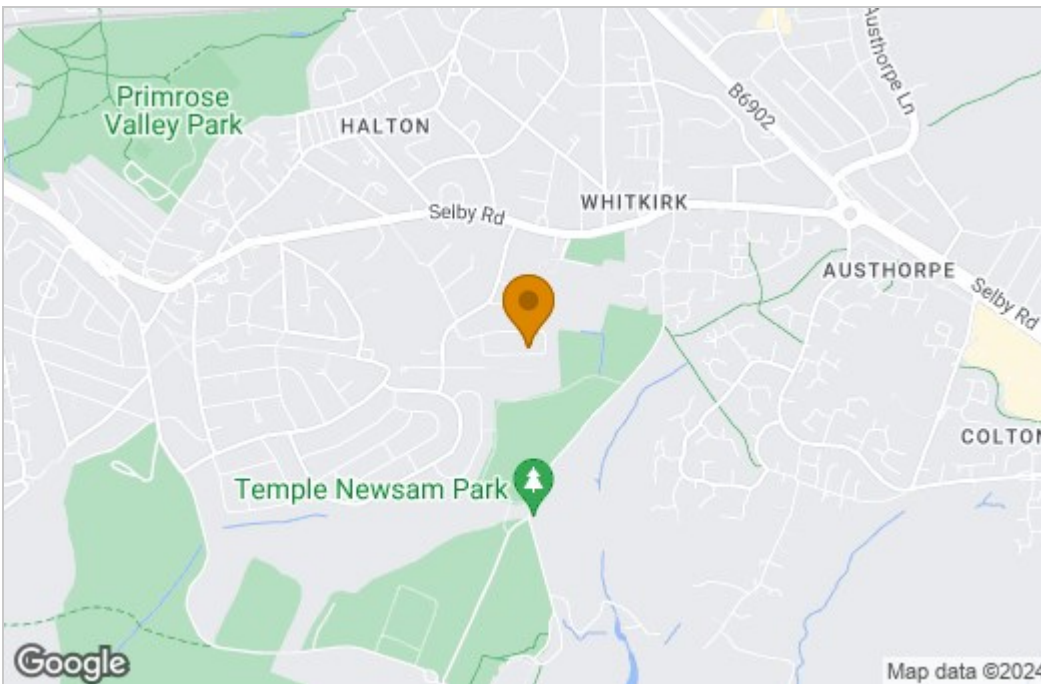


Templegate Close, Halton, LS15 0PJ

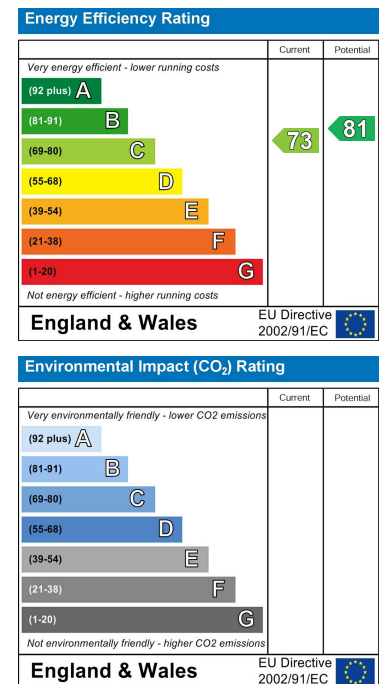
Total Area: 204.3 m<sup>2</sup> ... 2199 ft<sup>2</sup>

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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