Stoneacre Properties

Temple Gate, Leeds, LS15 0PL

£325,000

Stoneacre Properties are delighted to offer for sale this three bedroom semi detached family home built by Wilson. This spacious property is located on Temple Gate so has great access to all the local amenities on offer and Whitkirk and Temple Newsam. Comprising: entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate wc. Externally there are gardens to the front and rear. There is also a garage. This property is ideal for anyone wanting to create their own perfect family home.

Entrance Hall

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

Lounge

Window to the front. Central heating radiator.

Dining Room

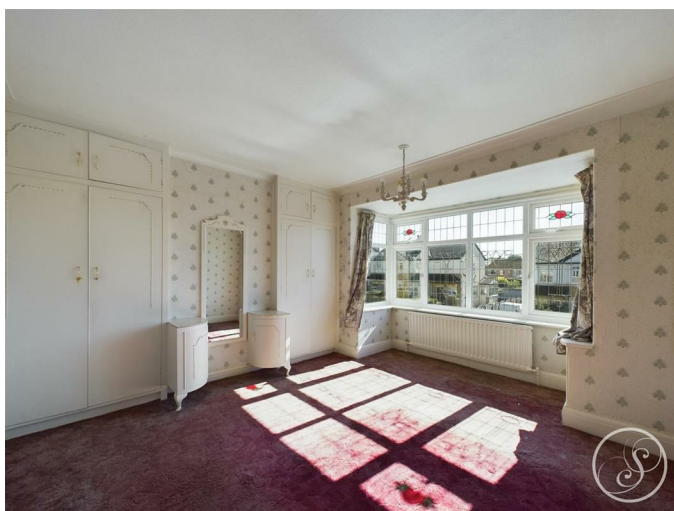Window to the rear. Central heating radiator.

Kitchen

Fitted with a range of storage units, space for a cooker. Window and door to the rear.

First Floor Landing
Loft access.

Bedroom One

Fitted wardrobes. Window to the front. Central heating radiator.

Bedroom Two

Window the rear. Central heating radiator.

Bedroom Three

Window to the front. Central heating radiator.

Bathroom

Fitted with a bath with hand held shower over and a wash hand basin. Window to the rear.

Separate WC

Window to the rear. WC.

External

Externally the property has a driveway to the side leading to a garage. There is also gardens to both the front and rear.
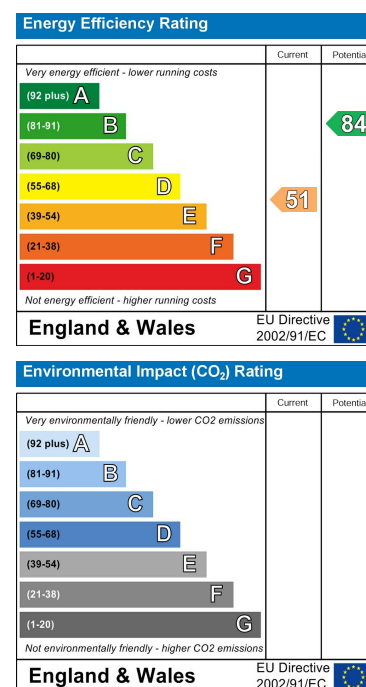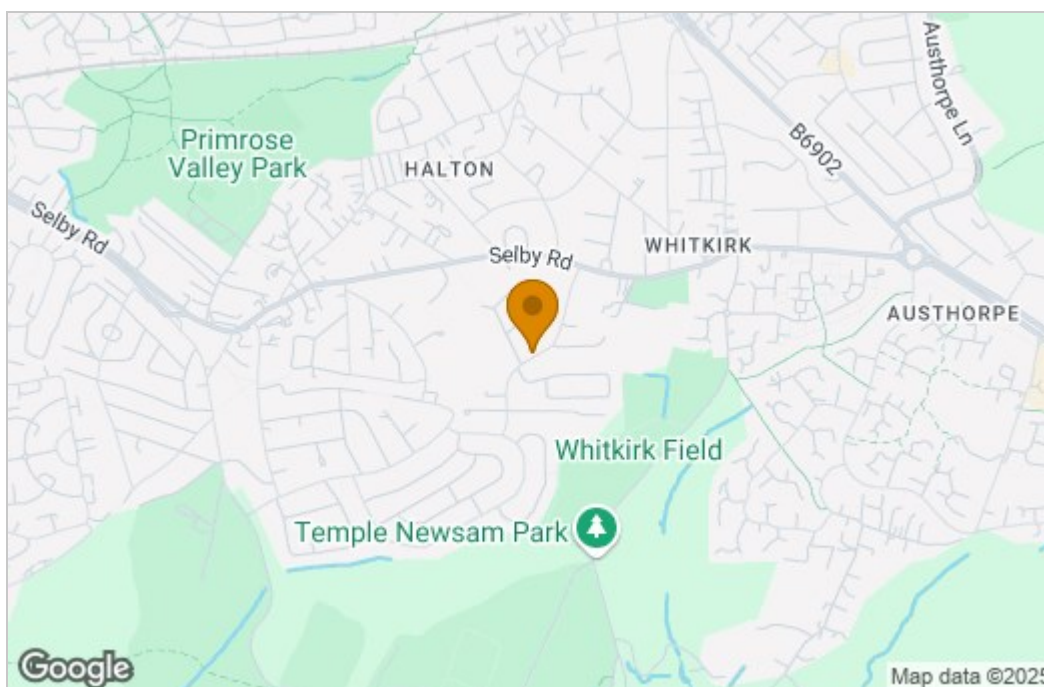
Garage

Up and over door to front.

Floor Plan

Floor 0

Entry
0.54 x 2.19 m
1'9" x 7'2"

1.94 x 0.86 m
6'4" x 2'9"

Kitchen
2.40 x 2.73 m
7'10" x 8'11"

Hallway
3.75 x 1.24 m
12'3" x 4'0"

Lounge
4.19 x 4.08 m
13'9" x 13'4"

Dining Room
4.05 x 3.47 m
13'3" x 11'4"

Floor 0

Floor 1

Bathroom
1.76 x 1.83 m
5'9" x 6'0"

Bedroom Three
2.15 x 1.63 m
7'0" x 5'4"

Landing
2.77 x 1.84 m
9'0" x 6'0"

WC
1.46 x 0.83 m
4'9" x 2'8"

Bedroom One
4.21 x 3.67 m
13'9" x 12'0"

Bedroom Two
3.28 x 3.47 m
10'9" x 11'4"

Floor 1

Approximate total area[1]
85.03 m²
915.26 ft²

Reduced headroom
0.68 m²
7.32 ft²

(1) Excluding balconies and terraces

Reduced headroom
.... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

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