



**Stoneacre**  
Properties



## **Temple Lane, Leeds, LS15 0PH**

**£550,000**

This extended property, built by Wilson, boasts a spacious interior with three generous bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The addition of a sunroom allows for plenty of natural light to flood the space, creating a warm and welcoming atmosphere throughout. The property features a well-maintained bathroom, ensuring convenience for all residents. Outside, a large rear garden provides ample space for outdoor activities and gardening enthusiasts. The double garage offers secure parking and additional storage options, a rare find in this popular area. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

Contact us today to arrange a viewing and experience the beauty of this property for yourself.



## ENTRANCE HALLWAY



Door to the front. Central heating radiator. Stairs to first floor landing.

## LOUNGE



Bay window to the front. Central heating radiators. Feature fire with surround.

## SECOND SITTING ROOM/DINING ROOM



Extended sitting room to the rear of the property with a feature fire place. Central heating radiator. Space for a dining room table. Patio doors to the rear.

## KITCHEN



Fitted with a range of wall and base units incorporating an electric oven. Counter tops with a stainless steel sink and drainer, electric stove with cooker hood above. Storage cupboard. Windows to rear and side. Access into sunroom.

## SUNROOM



Windows surrounding looking out to the rear garden. Base units with integrated appliances; fridge, freezer and dishwasher. Space for a table.

## FIRST FLOOR LANDING



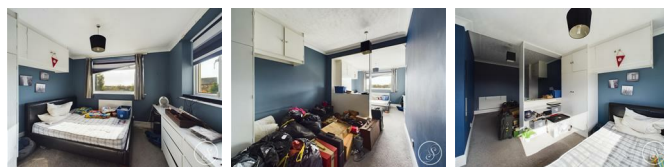
Window to the side. Loft Access. Storage cupboard.

## BEDROOM ONE



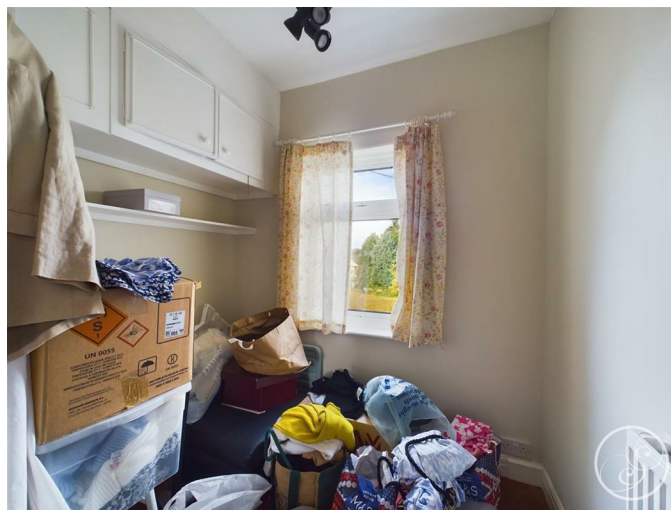
Double bedroom with fitted wardrobes. Bay window to the front. Central heating radiator.

## BEDROOM TWO



Large bedroom to the rear with built in wardrobes. Central heating radiators. Window to the rear.

## BEDROOM THREE



Window to the front. Central heating radiator.

## WC



WC. Window to rear.

## BATHROOM



Fitted with a bath, corner shower cubicle and wash hand basin. Heated towel rail. Window to rear.

## EXTERNAL



Externally the property boasts a large driveway leading to the double garage. To the front is a garden laid to lawn with mature plants and shrubbery. To the rear is a large garden laid to lawn with mature shrubs and paved patio area.

## DOUBLE GARAGE

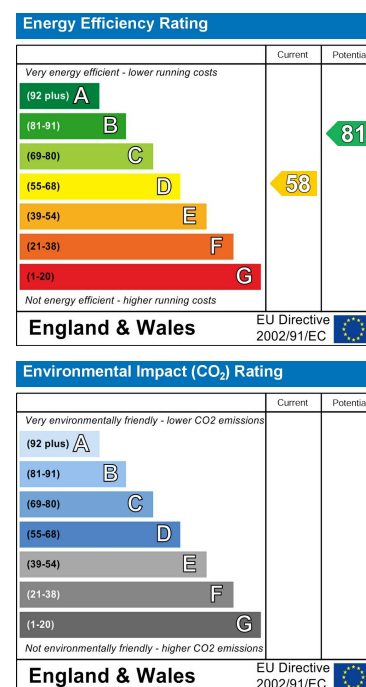
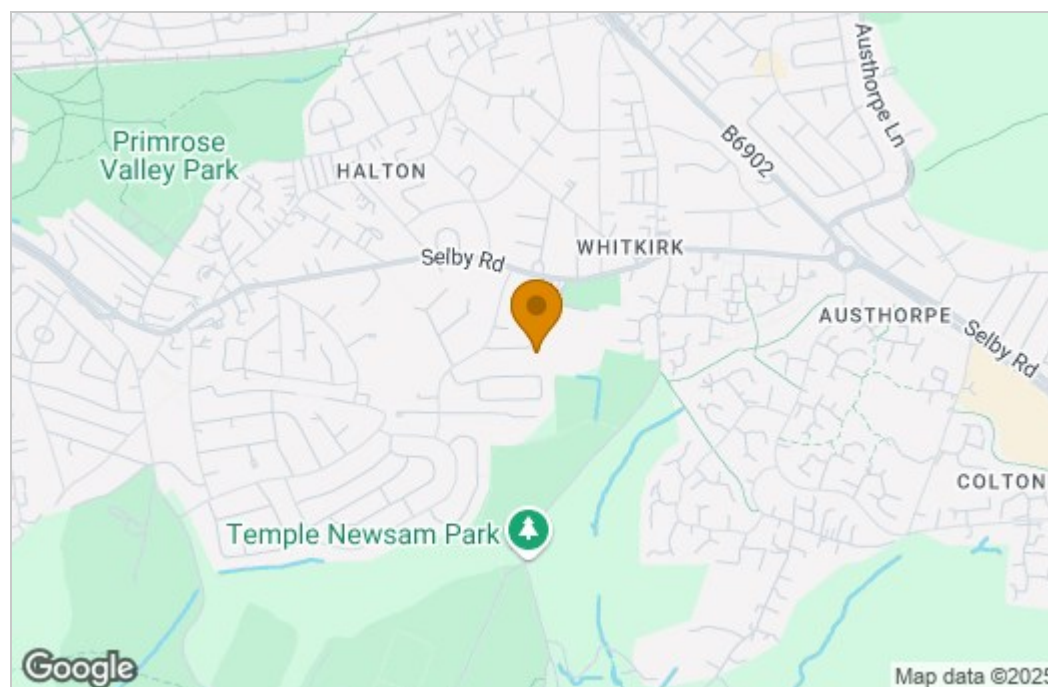


Up and over doors.

## 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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