



**Stoneacre**  
Properties



**Templegate Drive, Leeds, LS15 0HY**  
**£270,000**

Stoneacre Properties are proud to present to the market this beautiful two bedroom semi detached bungalow. Benefiting from a sunroom to the rear over looking the stunning garden and a dormered loft room. The property is situated in the sought after estate of Templenewsam, with Temple Newsam Park nearby. Local amenities and schools nearby. This warm and welcoming property is ideal for those looking for a place to call home. Comprising of a entrance hallway with staircase leading to the functional loft space, lounge, kitchen, two bedrooms and a shower room. Externally the property boasts beautiful gardens to the front and rear. Driveway leading down the side to a garage. Viewings are highly recommended to appreciate all that this property has to offer.



### Entrance Hall

Door to side. Staircase leading to a useable loft. Central heating radiator.

### Lounge



To the front is a double glazed bay window. Central heating radiator. Gas fire with timber surround. Wall lights.

### Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Electric oven and gas hob with extractor fan over. Plumbing for washing machine. Central heating boiler. Double glazed window to front.

### Bedroom One



To the rear is a double glazed window. Fitted wardrobes with dressing table. Central heating radiator.

### Bedroom Two/Dining Room



Central heating radiator. Sliding patio doors into sun room.

### Sun Room



Patio door leading out to the rear garden. Solid roof. Tiled flooring.

### Shower Room



Recently fitted with a spacious shower, vanity unit and wc. In addition there is tiling, a heated towel rail and a double glazed window to the side.

### Functional Loft Space



Built in wardrobes. Double glazed window to rear. Eaves storage.

### External



To the front is a lawned garden with planted beds. To the side is a spacious driveway that leads to a garage. To the rear is a stunning garden that is laid to lawn with planted beds and patio area.

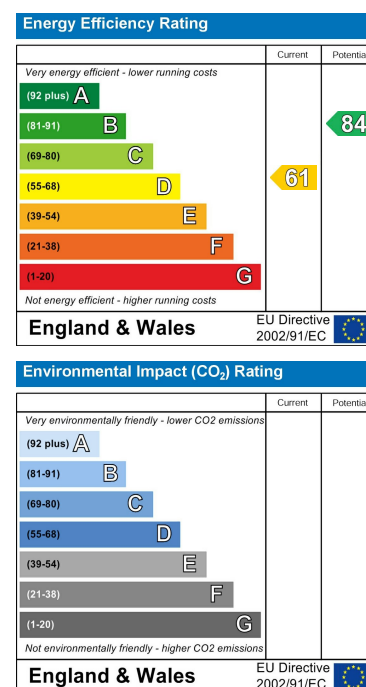
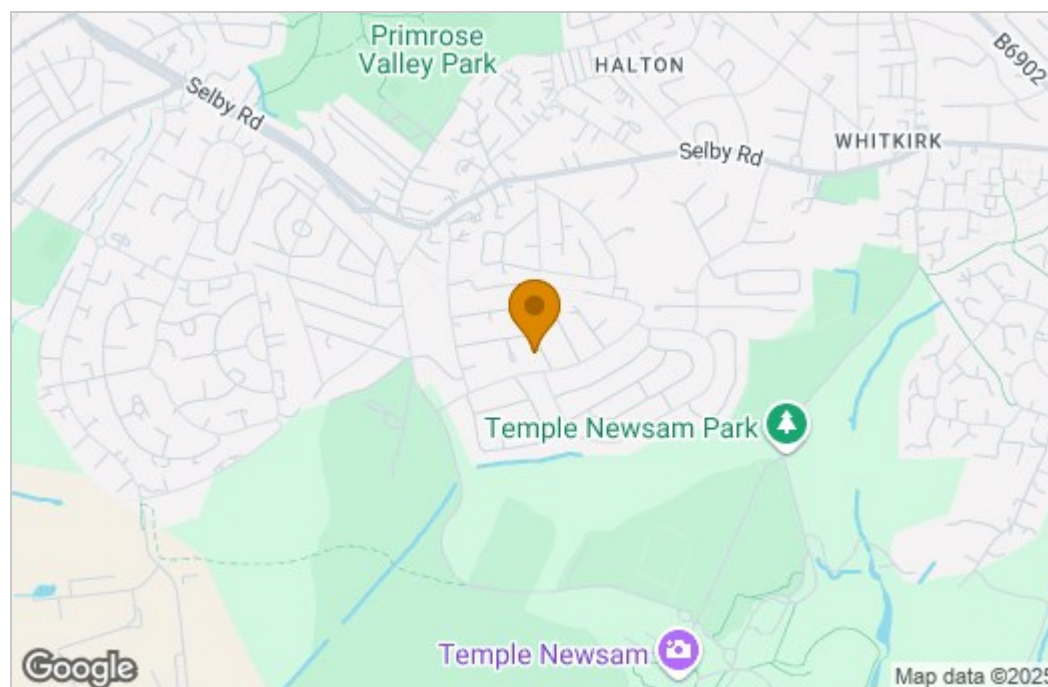
### Garage

Up and over door.

## Floor Plan



## Area Map



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