



**Stoneacre**  
Properties



**Templegate Avenue, Leeds, LS15 0HD**  
**£315,000**

Extended link detached bungalow set in a sought after area. Stoneacre Properties are excited to offer for sale this lovely property that has been extended to provide a dining area and an additional room that would be a great space for a home office. The property also benefits from lovely well maintained gardens a block paved driveway and a garage with an electric door. Comprising: entrance hall, extended lounge/diner, home office, kitchen, three bedrooms, shower room and wc. Please also note that the property is alarmed and was also rewired in 2017. In addition this property also benefits from an Envirovent installed in 2009. This property must be viewed to appreciate all that it has to offer.



## Entrance Hall



Door to side. Central heating radiator. Envirovent loft mounted ventilation unit. Access into loft. Alarm panel.

## Lounge/Diner



Extended lounge/diner that provides a great space for entertaining family and friends. Access into home office. Double glazed patio door to rear. Double glazed window to side. Gas fire with feature surround.

## Office



To the rear is a double glazed window. Central heating radiator.

## Kitchen



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated dishwasher, fridge/freezer. Plumbing for washing machine. Gas cooker point. Two additional built in storage cupboards. Central heating boiler. Door to rear. Double glazed window to side.

## Bedroom One



To the front is a double glazed window. Central heating radiator.

## Bedroom Two



Double glazed window to side. Central heating radiator.

## Bedroom Three



Double glazed window to front. Central heating radiator.

## Shower Room



We have been advised that the shower room has recently been replaced. Comprising of a walk in shower and a wash hand basin. In addition there is a central heating radiator and a double glazed window.

## WC



Fitted with a low flush wc. Double glazed window.

## External



To the front is a well maintained garden and a block paved drive that leads to a garage. To the rear is a further garden that is well maintained and benefits from a lawned area and a spacious patio. Externally there is also an electric point and an outdoor tap.

## Garage

Electric door to front. Power and light.

## Agent Note

Please note we have been advised that this property was rewired in 2017. A certificate of compliance can be seen upon request.

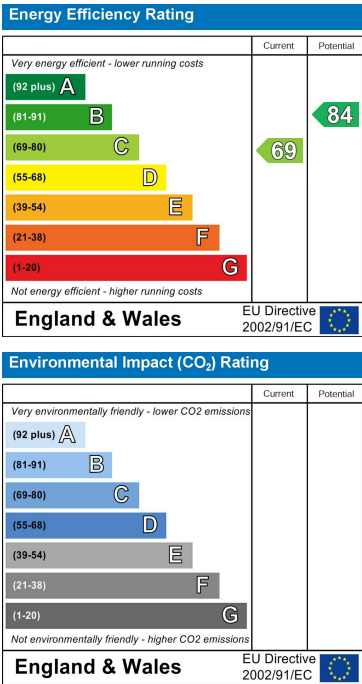
Floor Plan



Area Map



Energy Efficiency Graph



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