



Stoneacre
Properties



Templegate Road, Leeds, LS15 0HF
£500,000

Offered for sale is this beautifully finished FIVE BEDROOM DETACHED DORMER BUNGALOW situated in the popular estate of Templenewsam, giving access to the Templenewsam park and other local amenities, schools and transport links. The property is ideal for growing families. This stunning property consists to the ground floor; a entrance hallway, lounge, kitchen, utility room, second sitting room/diner, bedroom with ensuite and a guest wc. To the first floor are a further four bedrooms and a family bathroom. Externally the property has a driveway leading to a garage and low maintenance gardens to the front and rear. Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY



Welcoming entrance way with stairs leading to the first floor accommodation. Access to the lounge, kitchen, second sitting room/dining room, guest wc and downstairs bedroom with ensuite. Built in storage cupboard under the stairs. Central heating radiator. Door to front.

LOUNGE



A relaxing lounge comprising of a gas fire with surround, double glazed window to the front and central heating radiator.

KITCHEN



This beautifully finished kitchen comprises of wall and base units with integrated; NEFF oven, NEFF microwave, NEFF plate warmer, Bosch dishwasher, Bosch freezer and Bosch fridge freezer. Silestone countertops incorporating a NEFF induction hob, NEFF two ring gas hob and a one and half stainless steel sink. Breakfast bar island with cupboards incorporated underneath finished with Silestone countertop. NEFF cooker hood. Double glazed window to the rear. Access into the second sitting room/dining room and the utility. Central heating radiator.

UTILITY



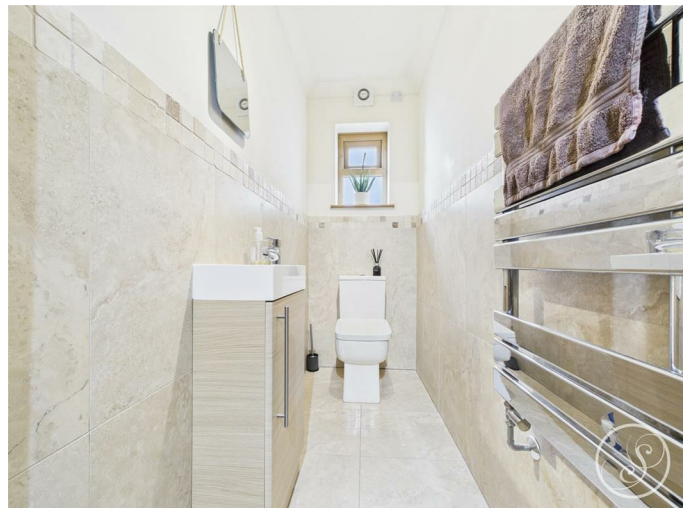
Comprising of wall and base units with space for a dryer and further white good appliances. Plumbing for a washing machine. Door leading into the integral garage. Door to the rear. Central heating radiator.

SECOND SITTING ROOM/DINING ROOM



Spacious sitting room with French doors and double glazed window to the rear. Ideal space for entertaining with media points built in. Space for a dining room table. Central heating radiator.

GUEST WC



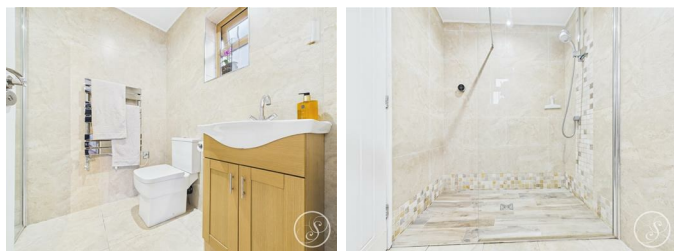
Downstairs WC with vanity sink, wc and heated towel rail. Double glazed window to the side elevation.

DOWNSTAIRS BEDROOM FOUR/OFFICE



Currently used as an office but is an ideal double bedroom with ensuite shower room. Central heating radiator. Double glazed window to the front.

ENSUITE SHOWER ROOM

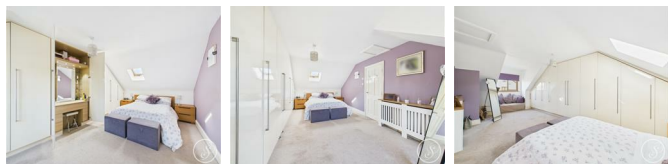


Comprising of a Mira walk in power shower, wc, vanity sink unit and wc. Heated towel rail. Double glazed window to the side.

FIRST FLOOR LANDING

Access into bedrooms and bathroom.

BEDROOM ONE



Double bedroom with fitted wardrobes incorporating a hidden dressing table. Double glazed window to the front. Skylight to the rear. Central heating radiator.

BEDROOM TWO



Double bedroom with fitted wardrobes. Skylight to the rear. Central heating radiator.

BEDROOM THREE



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

BEDROOM FIVE/OFFICE

Skylight to the rear. Central heating radiator.

BATHROOM



Comprising of a freestanding bath with hand held shower, floating vanity sink unit with drawers and a wc. Skylight to the rear. Heated towel rail.

EXTERNAL



Externally to the front is a driveway leading to the garage. Indian stone pathway to the front door with mature trees and shrubbery to the sides. The rear garden is the ideal entertaining space with multiple seating areas. This low maintenance garden offers ease and relaxation to the owner. With mature trees and shrubbery and flower beds.

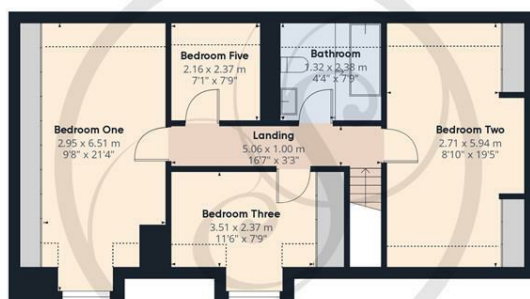
GARAGE

Up and over door. Power and lights. Door at the rear leading into the utility room.

Floor Plan



Floor 0



Floor 1

Approximate total area^(a)

176.13 m²
1895.85 ft²

Reduced headroom

9.78 m²
105.21 ft²

(1) Excluding balconies and terraces

Reduced headroom

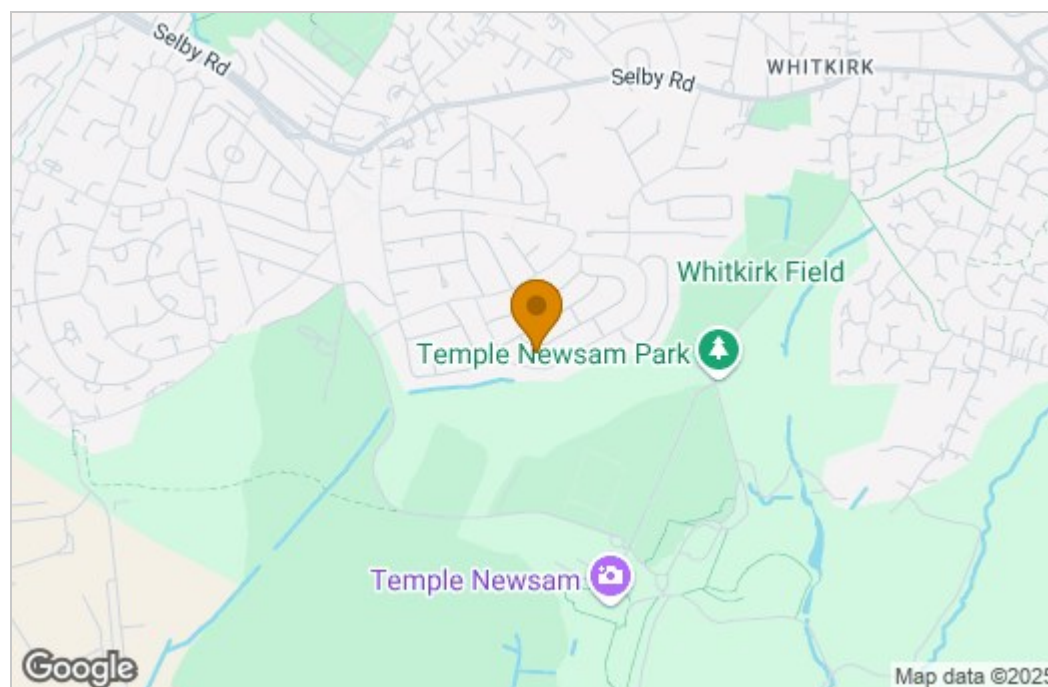
..... Below 1.5 m/5 ft

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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		76	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			

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