



**Stoneacre**  
Properties



**Templegate Road, Leeds, LS15 0HF**  
**£355,000**

Stoneacre Properties are proud to present to the market for sale this spacious four bedroom extended detached dorma bungalow located in the sought after Templegate estate with The Springs shopping and entertainment complex, motorway links and Crossgates railway station closeby. In addition there is also easy access to the wide open space on offer at Temple Newsam. Comprising to the ground floor: entrance porch, entrance hall, lounge, dining area, sunroom, kitchen, two bedrooms and a bathroom. To the first floor this spacious home has an additional two bedrooms one that boasts an ensuite. Externally this dorma bungalow sits upon a fantastic plot with gardens, off road parking and a garage. Viewings are highly recommended to appreciate all that this home has to offer.



### Entrance Porch

Door to side and front. Double glazed window to front.

### Hallway

Staircase leading to first floor. Storage cupboards.

### Kitchen



Fitting with a range of floor and wall units with work surfaces over incorporating a sink and drainer unit. electric cooker point with cooker hood over. plumbing for automatic washing machine. Double glazed window.

### Lounge



Large lounge with a feature fire place, double glazed window to the front. Central heating radiator. Double doors leading to the dining room.

### Dining Room



To the rear of the property is a large dining room with a large double glazed window to the rear elevation. Door to one side leading into the hallway. Another door provides access into the sunroom

### Sunroom



This beautiful extension to the side of the property perfectly catches the sun with its glass roof making it the perfect seating area. French doors lead out to the patio area.

### Bedroom One



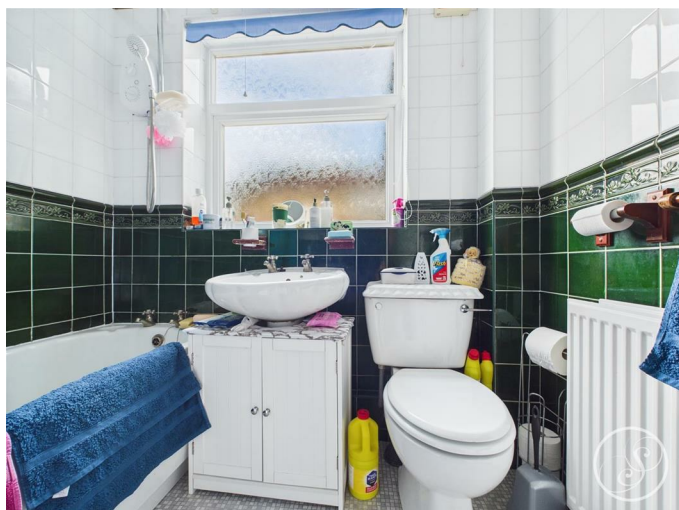
Located to the rear of the property. Double glazed windows to rear and side. Central heating radiator.

## Bedroom Two



Double glazed window to the rear. Central heating radiator.

## Bathroom



Fitted with a bath with a shower above, wc and wash hand basin. Window to the side. Central heating radiator.

## Landing

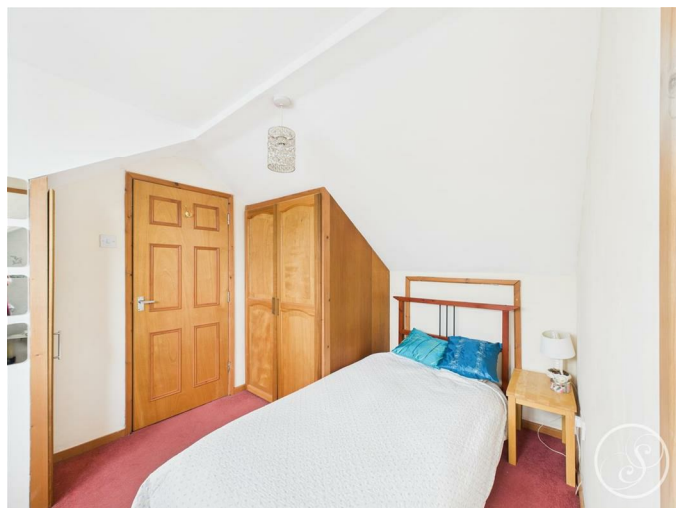
Access to the two bedrooms.

## Bedroom Three



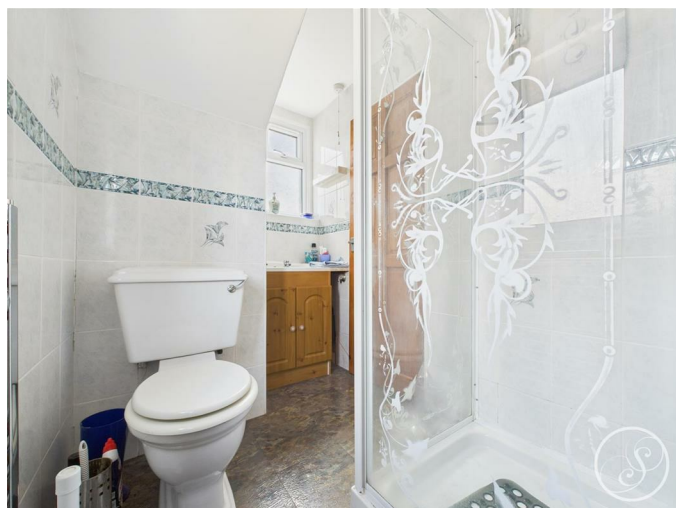
Dormered windows to the rear

## Bedroom Four



Dormered windows to the rear. Eaves storage.

## Ensuite



Fitted with a wash hand basin with unit underneath, wc and a shower cubicle. Window to the rear.

## External



To the front and side elevation of the property is a garden and pathway, with mature shrubs surrounding. To the side is also a driveway leading to a car port and garage. To the rear of the property is a large garden with a raised patio area and a lawned area with mature shrubs and trees. In addition there is a timber shed with power and light.

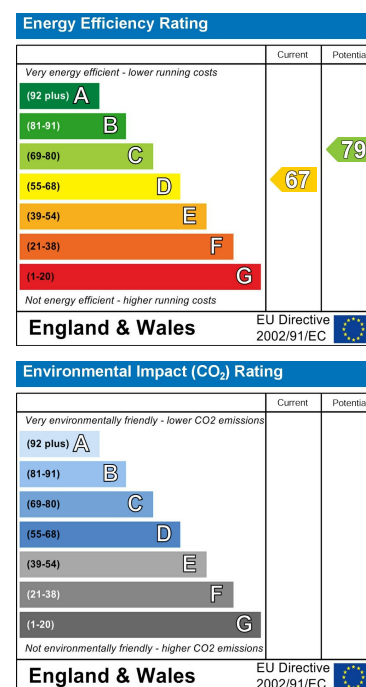
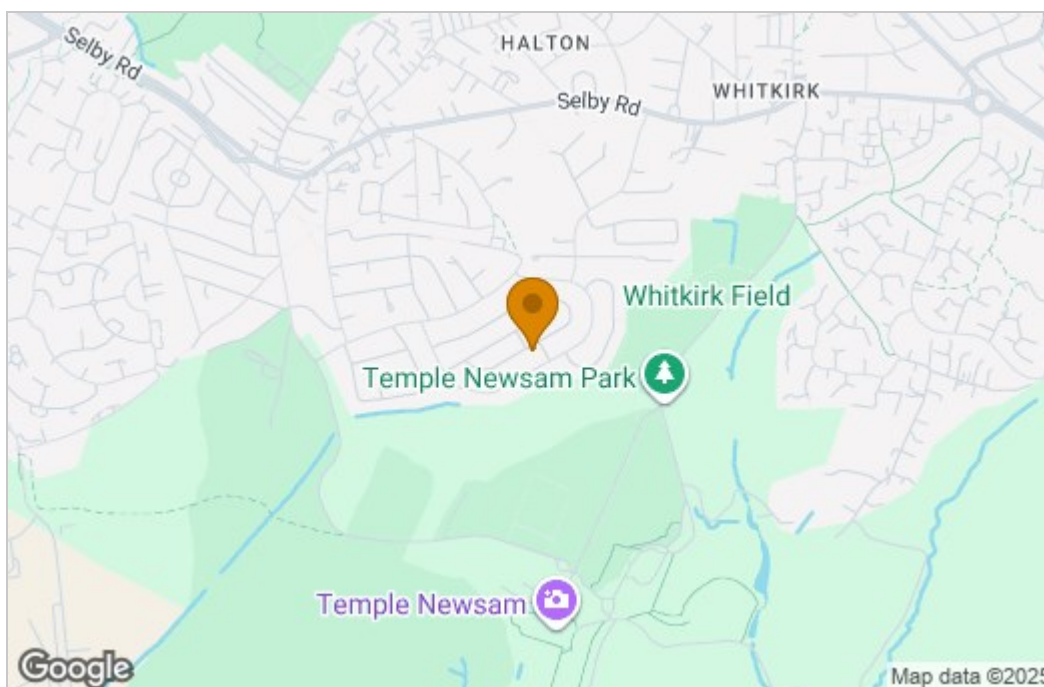
## Garage



## 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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