



**Stoneacre**  
Properties



## **Lennox Gardens, LS15 0PA**

**£265,000**

Located in the desirable Lennox Gardens, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With no onward chain, this property is an excellent opportunity for those looking to settle in a sought-after development near the picturesque Temple Newsam Park.

The home features two well-proportioned bedrooms, each boasting its own ensuite shower room, providing both privacy and convenience. The spacious reception room is ideal for entertaining guests or enjoying quiet evenings in, while the sunroom invites an abundance of natural light, creating a warm and welcoming atmosphere. The kitchen is well-equipped, making meal preparation a delight, and the guest WC adds an extra layer of practicality for visitors. Outside, the beautifully maintained rear garden offers a tranquil retreat, perfect for relaxing or hosting summer gatherings.

Additionally, the property benefits from a driveway, ensuring ample parking space. This charming residence is not only a lovely home but also a gateway to the scenic beauty and recreational opportunities that Temple Newsam Park has to offer. With its attractive features and prime location, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.

## ENTRANCE HALL WAY

Door to the front elevation. Central heating radiator.

## GUEST W.C

Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Central heating radiator.

## KITCHEN

Range of wall and base units. Integrated oven with gas hob and extractor fan above. Plumbing for washing machine. Space for under counter fridge. Sink and drainer. Double glazed window to the front elevation.

## LOUNGE/DINER

Fire with surround. Two central heating radiators. Storage cupboard. Door off leading to sun room.

## SUN ROOM

Double glazed window to the side and rear elevation. Double glazed sliding door leading to the rear garden.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE

Two double glazed windows to the rear elevation. Central heating radiator. Door off leading to ensuite.

## ENSUITE

Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

## BEDROOM TWO

Double glazed window to the front elevation. Central heating radiator.

## ENSUITE

Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

## EXTERNAL

Small garden area with rockery to the front of the property. Driveway to the side elevation providing off street parking for multiple cars. Low maintenance rear garden with patio area.

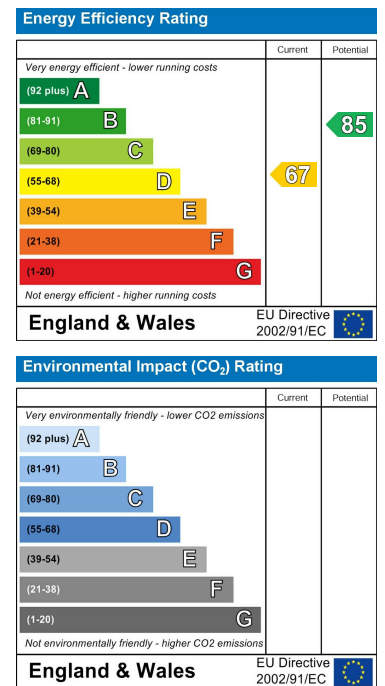
# Floor Plan



# Area Map



# Energy Efficiency Graph



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