



Temple Grove, Leeds LS15 0HT

welcome to

Temple Grove, Leeds

A deceptively spacious three-bedroom semi-detached home offering fantastic potential for modernisation throughout, this property is ideal for buyers looking to create a home tailored to their own taste and style. Set on a generous plot, the home benefits from both front and rear gardens.



This property offers a thoughtfully arranged layout that is brimming with character and oozing potential. The ground floor features a welcoming hall leading into a spacious living room, perfect for relaxing or entertaining. A separate dining room flows seamlessly into the well-proportioned kitchen, creating an ideal space for family meals. To the rear, a bright conservatory adds a delightful touch, offering views of the garden and an inviting spot to unwind.

Upstairs, the first floor boasts three generously sized bedrooms, including a main bedroom with ample space, and a shower room complemented by a separate WC for convenience. With its versatile layout and scope for personalization, this home is full of charm and ready for someone to make it their own.

Please Note- It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

AGENTS NOTE - The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Ground Floor

Kitchen

5' 4" MAX x 12' 7" MAX (1.63m MAX x 3.84m MAX)

Dining Room

11' 9" MAX x 9' 2" MAX (3.58m MAX x 2.79m MAX)

Lounge

10' 1" MAX x 16' MAX (3.07m MAX x 4.88m MAX)

Conservatory

21' 8" MAX x 7' 5" MAX (6.60m MAX x 2.26m MAX)



First Floor

Bedroom One

10' 1" MAX x 15' 6" MAX (3.07m MAX x 4.72m MAX)

Bedroom Two

7' 8" MAX x 12' 4" MAX (2.34m MAX x 3.76m MAX)

Bedroom Three

6' 4" MAX x 8' MAX (1.93m MAX x 2.44m MAX)



Bathroom



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welcome to

Temple Grove, Leeds

- GUIDE PRICE £280,000 - £290,000
- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- MODERNISATION POTENTIAL THROUGHOUT
- DECEPTIVELY SPACIOUS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£280,000



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Property Ref:

CGT111080 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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