



Stoneacre
Properties



Temple Walk, LS15 7SG

£365,000

This stunning semi-detached house presents an exceptional opportunity for families seeking a blend of comfort and style. With three generously sized bedrooms, this home is designed to accommodate family life with ease. The master bedroom is particularly noteworthy, featuring a delightful dressing area and a luxurious freestanding bath, creating a serene retreat for relaxation after a long day.

There is a modern fitted kitchen that flows effortlessly into a welcoming lounge. This inviting space is enhanced by a charming wood-burning stove, perfect for those cosy evenings spent with loved ones. The property has been thoughtfully extended to the rear, introducing a lovely sitting area and a practical utility space that elevates the overall living experience. The ground floor also boasts a dining room that is great for family meals. Externally there is a large rear garden that is an ideal setting for outdoor entertaining or simply enjoying the fresh air. The garage has been creatively transformed into a stylish bar, complete with a guest WC, making it an excellent venue for hosting friends and family gatherings. Convenience is further enhanced by ample parking, accessed via an electric gate, ensuring both security and ease of access. This property is situated in a popular area, conveniently close to Crossgates train station, local shops, and schools, making it an ideal location for families and commuters alike. Early viewings are highly recommended as we expect this property will be popular.

Entrance



Door to front. Beautifully presented entrance area. Staircase leading to first floor.

Lounge



The focal point of this spacious lounge is the wood burning stove that is a great addition during the winter months. There are also three central heating radiators. To the rear of the room French doors lead into a further sitting area.

Sitting Room/Utility



The extension to the rear provides a great additional sitting area with a utility. The utility area provides a space for a fridge/freezer and dryer along with extra storage cupboards and worktop space. This room is light due to the two skylight windows and the French doors that lead out to the garden. There is also a further external door to the side.

Dining Room



Two double glazed windows provide lots of natural light. A feature cast iron fire is a wonderful focal point. Central heating radiator. Space for a family dining table.

Kitchen



Fitted with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated oven with gas hob and cooker hood over, plumbing for washing machine. Additional built in storage cupboard. Tall central heating radiator.

First Floor Landing

Access into loft.

Bedroom One



The master bedroom is a beautiful space to relax. It boasts a dressing area with fitted wardrobes and a free standing bath. There is a double glazed window to the front and rear and two central heating radiators. In addition there is a built in storage cupboard.

Bedroom Two



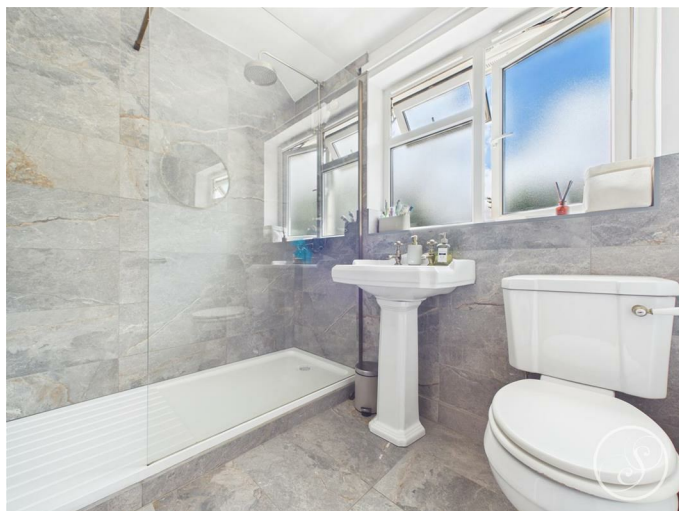
To the front is a double glazed window. Central heating radiator. Built in storage cupboard.

Bedroom Three



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

Shower Room



This modern shower room is fitted with a walk in shower, wash hand basin and wc. In addition there is tiling, heated towel rail and a double glazed window to the rear.

External



To the front is an electric gate that opens to provide ample of off street parking. To the rear is a large garden that is perfect for families or those who love to host and entertain. The garage has been converted into a bar and is a perfect addition.

Bar/Garage

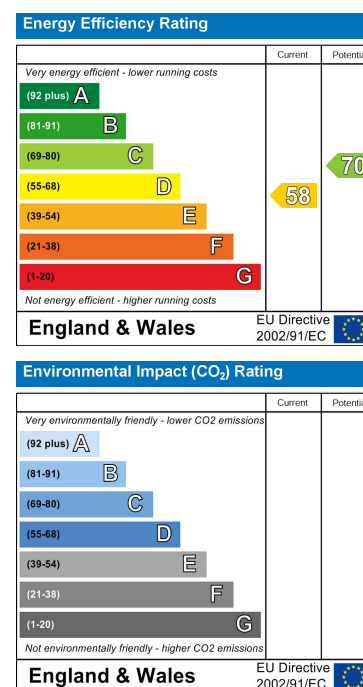


Large garage that the current owners currently use as a bar/entertainment area. In addition there is a storage cupboard and a guest wc.

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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

