



**Templestowe Hill, Leeds LS15 7EJ**

**welcome to**

**Templestowe Hill, Leeds**

At a Guide Price of £325,000 - £335,000, this BEAUTIFULLY PRESENTED semi detached home is PERFECT for the family buyer and includes TWO RECEPTION ROOMS, owned SOLAR PANELS, a rear garden and OFF STREET PARKING & GARAGE



### **Entrance Hall**

Having a composite entrance door to the front aspect, a frosted double glazed window to the side, gas central heating radiator, and stairs to the first floor landing.

### **Lounge**

Having a double glazed bay window to the front aspect, and a gas central heating radiator.

### **Lounge Diner**

Having a double glazed window to the rear and double glazed French door leading out into the rear garden, and a gas central heating radiator. Ceiling Spotlights.

### **Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with acrylic work surfaces over with matching splashbacks. Includes a stainless steel sink and drainer, an electric oven, built in microwave, and an induction hob with tiling to the splash areas and a cooker hood unit over. Also includes an integrated dishwasher, gas central heating radiator, and a double glazed window to the rear.

### **Side Porch / Utility**

With double glazed windows to the side and a door to the front aspect. Fitted with wall and base units, a work surface and plumbing for a washing machine.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side, and an access hatch to the loft.

### **Bedroom One**

Featuring a double glazed bay window to the front, and a gas central heating radiator.

### **Bedroom Two**

Double glazed window to the front, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front and a gas central heating radiator.

### **Shower Room**

Equipped with a three piece bathroom suite which includes a walk in shower, wash hand basin, and a low level flush w.c. Built in storage cupboards, extractor, ceiling spotlights, a vertical stainless steel radiator, and a double glazed window to the rear.

### **Exterior**

Externally the property has a resin driveway to the front which then extends to the side of the property and leads to the detached, brick built garage. Five external lights, tap and two external power points. To the rear is a garden space which offers a patio seating area, and a lawn.

### **Garage**

Being fully alarmed, power & lighting, new fascias, gutters and roof 2025. Roller door to the front and a metal multi point access door to the side.



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## Templestowe Hill, Leeds

- Guide Price £325,000 - £335,000
- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern & Well Presented Throughout

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111555 - 0004

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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.



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West  
Yorkshire, LS15 8DT



[williamhbrown.co.uk](http://williamhbrown.co.uk)