



Templestowe Hill, Leeds LS15 7EJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Templestowe Hill, Leeds

At a Guide Price of £340,000 - £350,000, 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 acridly 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 facias, gutters and roof 2025. Roller door to the front and a metal multi point access door to the side.



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welcome to

Templestowe Hill, Leeds

- Guide Price £340,000 - £350,000
- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern & Well Presented Throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£340,000



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Please note the marker reflects the postcode not the actual property

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Property Ref:

CGT111555 - 0003

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0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk