



**Stoneacre**  
Properties



**Temple Gate, Leeds, LS15 0PL**  
**Offers Over £475,000**

Offered to the market is this stunning four bedroom semi detached house that was built by Wilson. This property is located in a sought after location close to all local amenities including: shops, schools and transport links. The property comprises of: entrance hall way, lounge, second sitting room/diner, guest w.c, kitchen, bedroom with ensuite, first floor landing, three additional bedrooms, family bathroom and a useable loft space. Externally the property benefits from a conservatory and an outbuilding with power and light. Large rear garden with grass laid to lawn. To the front of the property is a driveway providing off road parking for multiple cars.

This property is not one to be missed please contact the office today to arrange your viewing.



## ENTRANCE HALL WAY

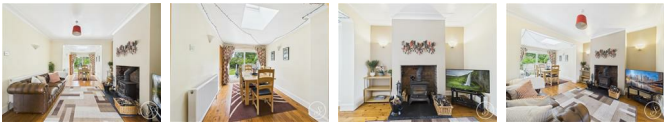
Door to the front elevation. Under stair storage cupboard and cloakroom. Central heating radiator.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Fire with surround.

## SECOND SITTING ROOM/DINING ROOM



Double glazed sliding doors leading to the rear garden. Two central heating radiator. Velux window. Log burner. Space for dining table.

## GUEST W.C



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Storage cupboards. Central heating radiator.

## KITCHEN



Range of wall and base units. Integrated oven with halogen hob and extractor fan above. Integrated microwave and oven. Integrated fridge/freezer, washing machine, dishwasher and bins. Sink and drainer. Breakfast bar area. Double glazed window to the side and rear elevation. Two central heating radiators.

## BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator. Door leading to ensuite.

## EN SUITE



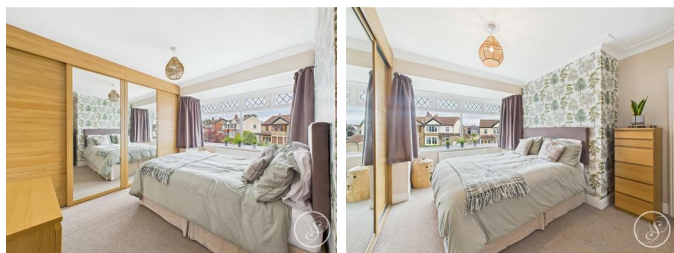
Double glazed frosted window to the rear elevation. Shower cubicle. Low flush w.c. Wash hand basin with storage below. Central heating radiator. Storage cupboard.

## FIRST FLOOR LANDING



Double glazed window to the side elevation.

## BEDROOM ONE



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

## BEDROOM THREE



Double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

## BEDROOM FOUR



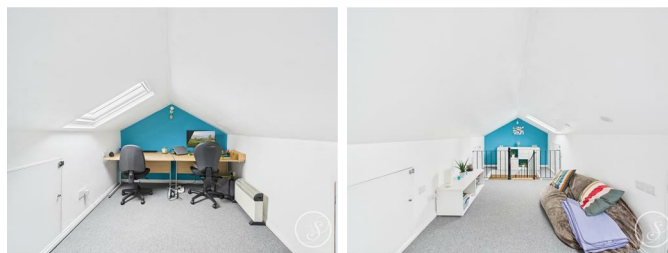
Double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

## BATHROOM



Double glazed frosted window to the rear elevation. Bath with shower above. Low flush w.c Wash hand basin with storage below. Heated towel rail.

## USEABLE LOFT SPACE



Two velux windows. Eaves storage.

## CONSERVATORY



Double glazed windows. Power and lights.

## OUTBUILDING



Power and lights.

## EXTERNAL



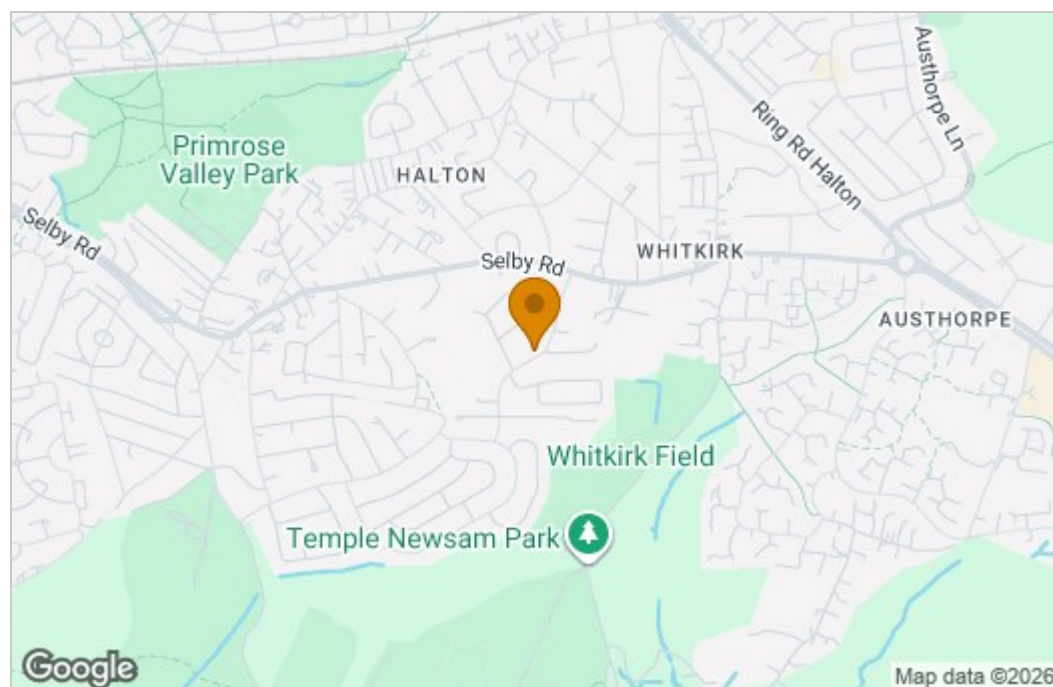
To the rear of the property is grass laid to lawn. Paving to the rear. To the front of the property is a driveway providing off street parking for multiple cars.



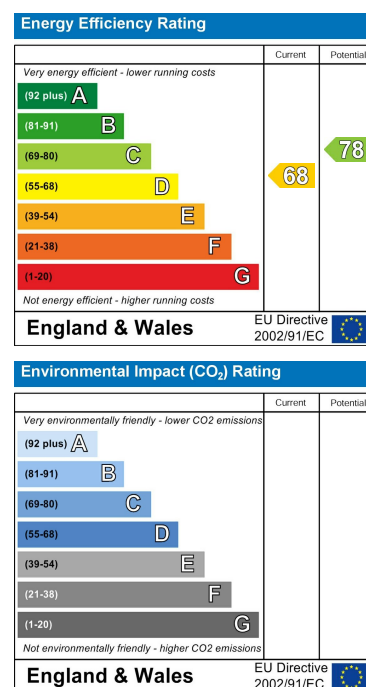
## Floor Plan



## Area Map



### Energy Efficiency Graph



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>

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