



**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.



## Ground Floor

### Kitchen

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

Kitchen with fitted wall and base units, integrated appliances, open plan into the dining room, door into the conservatory, window to the rear and to the side.

### Dining Room

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

Dining room with feature fireplace adding character within this room, large bay window to the front and two windows to the side.

### Lounge

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

Window to the front, sliding doors into the conservatory.

### Conservatory

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

Conservatory accessible throughout the lounge, door into the rear garden, windows allowing lots of natural light flow within this room.

## First Floor

### Bedroom One

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

Window to the front and rear.

### Bedroom Two

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

Window to the front.

### Bedroom Three

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

Window to the front.

### Bathroom

Shower room incorporating; corner walk-in shower, washing hand basin within integrated storage unit, window to the side. Separate W/C room with window to the rear.



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## Temple Grove, Leeds

- GUIDE PRICE £270,000 - £280,000
- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- MODERNISATION POTENTIAL THROUGHOUT
- DECEPTIVELY SPACIOUS

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

guide price

**£270,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CGT111080 - 0014

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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)**