Templegate Avenue | Templenewsam | LS15 0HB £300,000

Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating D

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*** THREE BEDROOM DETACHED BUNGALOW * GARAGE * CLOSE TO TEMPLENEWSAM ESTATE ***

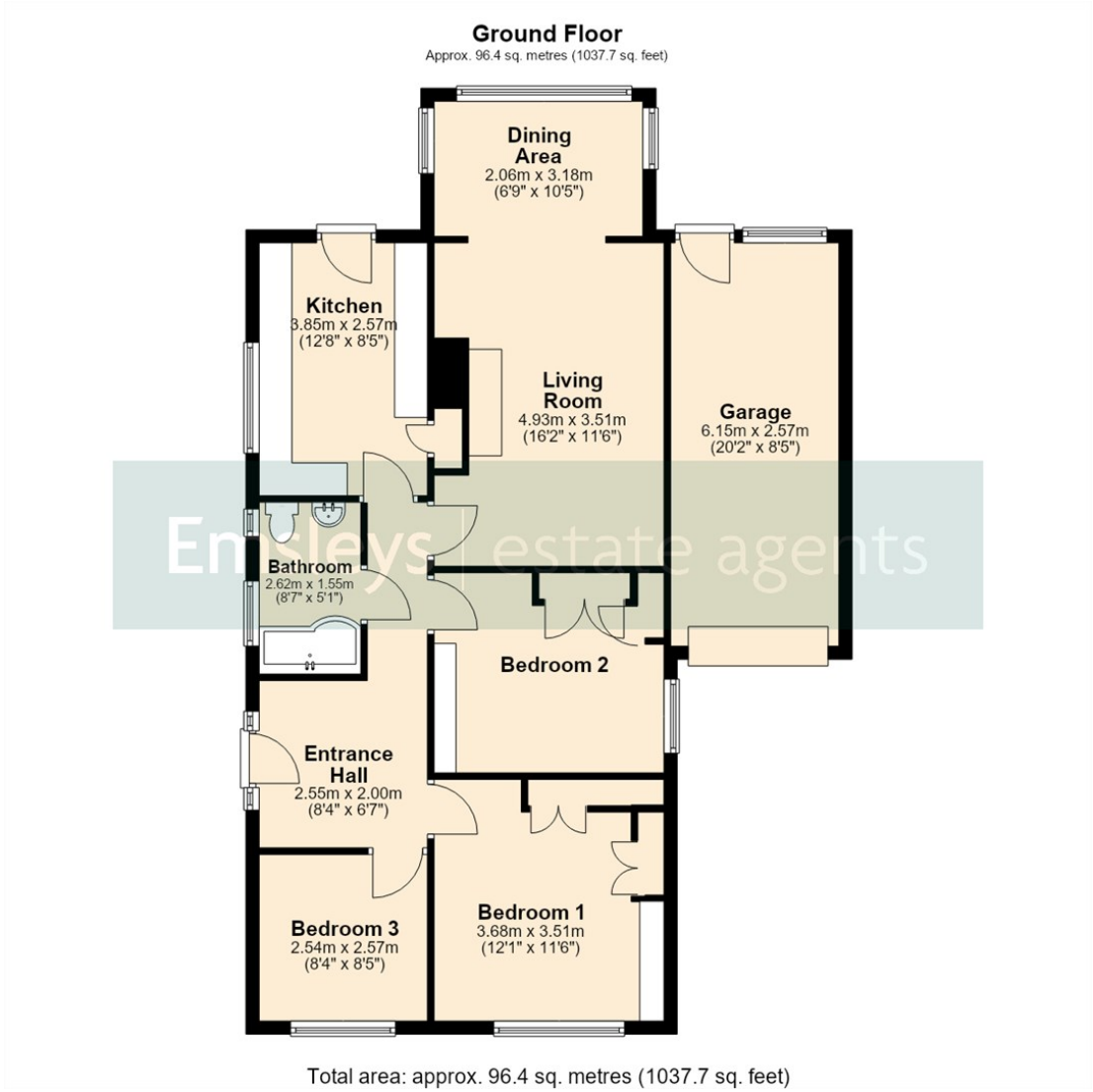
Emsleys are delighted to offer for sale this three-bedroom detached bungalow in the ever popular area of Templenewsam, offering well-maintained accommodation with a practical layout, garden and garage.

The property features a large main reception room, a bright space with neutral décor and a focal fireplace, providing a comfortable living and dining area. The adjoining kitchen is fitted with a range of cabinets and worktops, with space for free-standing appliances and direct access to the rear garden. There are three bedrooms, two of which are doubles with extensive built-in wardrobes and dressing storage, plus a further single bedrooms suitable for guests or home working. The bathroom is fitted with a white suite and is fully tiled.

Outside, the front elevation has driveway parking leading to a garage, while the enclosed rear garden is mainly laid to lawn with planted borders, offering a pleasant setting for sitting out or light gardening.

Templegate Avenue is well placed for local amenities in LS15. Nearby Halton and Cross Gates provide supermarkets, independent shops and cafés, while Temple Newsam Park is within easy reach for extensive green space, woodland walks and a golf course. Families have access to a range of primary and secondary schools in the surrounding area.

Public transport links are convenient, with Cross Gates railway station around 5 minutes' drive away, giving regular services to Leeds city centre in roughly 8–10 minutes and to York in around 25–30 minutes. Bus routes along nearby main roads provide further connections across east Leeds and into the city, and the A64 and M1 are accessible for commuters travelling by car.




Total area: approx. 96.4 sq. metres (1037.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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