



## 34 Templegate Close, Leeds, LS15 0PJ Offers in excess of £325,000

No Onward Chain | Detached Bungalow | Sought-After location

Offered to the market with no onward chain, this well-proportioned two-bedroom detached bungalow presents an excellent opportunity for buyers looking to downsize, personalise or simply enjoy single-storey living in a highly desirable residential setting.

The accommodation extends to approximately 947 sq ft (plus garage) and comprises a spacious 19'11" living room, a generous kitchen/dining room, two well-sized double bedrooms, a family bathroom and a bright conservatory overlooking the rear garden. Externally, the property benefits from a private driveway, integral garage and attractive front and rear gardens.

Situated on the ever-popular Templegate Close in LS15, the property enjoys a peaceful position while remaining within easy reach of a wide range of local amenities. Nearby you'll find shops, supermarkets, cafés, medical facilities and excellent leisure amenities, with Cross Gates Shopping Centre, Temple Newsam Country Park and The Springs Retail & Leisure Park all just a short drive away. The area is also well served by regular bus routes, nearby Cross Gates railway station and excellent road links via the A64, A1(M) and Leeds Ring Road, providing convenient access to Leeds city centre and beyond.

A fantastic opportunity to purchase a spacious bungalow in a highly convenient location, offered for sale with no chain and ready for its next owner to make it their own.




**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small> 