

*Mike*  
**Dobson**



**32 Templegate Road**

Temple Newsam, Leeds, LS15 0HE

**£279,995**

# 32 Templegate Road

Nestled on Templegate Road, in the charming area of Temple Newsam, Leeds, this delightful, south-facing, semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home.

With no onward chain, this property is ready for you to move in and make it your own. The bungalow boasts a well-designed layout featuring a welcoming lounge with gas fireplace, complete with marble surround, adding a touch of elegance and warmth to the living space.

There are two generously sized bedrooms, ideal for accommodating family or guests with fitted wardrobes to the first bedroom. The bathroom features a three-piece white bath and Aqualisa shower, pedestal hand basin and low flush WC, ensuring convenience and style.

The modern fitted kitchen is equipped with a freestanding electric cooker, integrated extractor fan along with freestanding washing machine and fridge/freezer.

The property benefits from gas central heating, powered by a Vaillant combination boiler, and is fitted with PVCu double glazing throughout, providing energy efficiency and comfort throughout the year.

Externally, the property features wrought iron gates that lead to a long driveway that can accommodate multiple cars, providing ample parking for residents and visitors. Additionally, the property has a detached single garage.

The property is set on a generous plot, providing a sense of privacy and outdoor enjoyment. Having easily maintainable gardens, neat manicured lawn to the front with flower borders, with lawns and paved patio are to the rear providing a lovely space to relax.

This semi-detached bungalow on Templegate Road is a fantastic opportunity for first time buyers, downsizers or those looking for a peaceful home in a friendly neighbourhood. Don't miss your chance to view this lovely property and envisage your future here.



Temple Newsam, Leeds, LS15 0HE



## Floor Plan

### Ground Floor

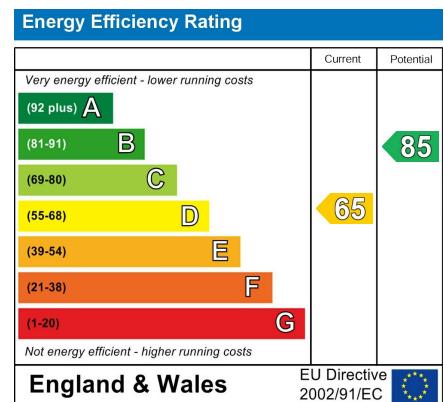


Total area: approx. 65.9 sq. metres (709.5 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

Head south on Main St/B6137. Turn right onto Selby Rd/A63. At the roundabout, take the 2nd exit and stay on Selby Rd/A63. At Austhorpe Interchange, take the 2nd exit onto Selby Rd/A6120. Turn left toward Ring Rd/Selby Rd/A6120. Continue straight onto Ring Rd/Selby Rd/A6120. At the roundabout, take the 2nd exit continuing on Selby Road, taking your 7th left onto Temple Gate, continue along this road, taking a right at the T junction onto Templegate Avenue, then your first left onto Templegate Road. Follow the road around and the property can be found on the right hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.