



Stoneacre
Properties

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Temple Rise, Temple Newsam, Leeds, LS15 0JU

£176,000

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

SPACIOUS DORMER STYLE HOUSE CLOSE TO TEMPLE NEWSAM ***CHAIN FREE*** Stoneacre Properties are delighted to be able to offer for sale an extremely well presented semi detached property, which can be found within a quiet cul-de-sac in the heart of Temple Newsam, yet close to all local shopping and transport amenities. This delightful home, which is south facing with lovely views to the woods, is offered for sale in excellent decorative condition throughout and is bound to appeal to a wide range of buyers, such as first time buyers or someone looking to downsize. Arranged over two floors, the accommodation comprises of an entrance hall, a superb through lounge, luxury kitchen, downstairs bathroom/WC and two double bedrooms. There is also a good sized rear garden and a detached garage with off street parking. Early internal viewings are strongly advised.

- EPC RATING D
- DORMER STLE HOUSE
- POPULAR LOCATION
- ENTRANCE HALL
- SUPERB LOUNGE
- LUXURY KITCHEN
- LUXURY BATHROOM/WC

GROUND FLOOR

ENTRANCE HALL

Tiled flooring, radiator, under stairs storage cupboard.

THROUGH RECEPTION ROOM

9.066 x 3.408 (29'9" x 11'2")

A superb through reception room with two radiators, double glazed window overlooking the front, feature gas fireplace, double glazed sliding patio doors leading onto the garden. Please note that due to the size of this reception room, there is the possibility to create a third bedroom if required.

KITCHEN

2.843 x 2.102 (9'4" x 6'11")

Range of luxury fitted wall and base units with a tiled splash back, sink unit, built in oven and four ring electric hob with an extractor hood over, plumbed for dishwasher, tiled flooring, double glazed window.

BATHROOM/WC

Luxury suite comprising of a panelled bath with an electric shower unit and a glass shower screen, low level WC, pedestal wash hand basin, low voltage inset spotlights, fully tiled walls, frosted double glazed window, tiled flooring.

FIRST FLOOR

At the first floor landing are two very deep storage areas. One has plumbing for a washing machine and a condenser dryer. The other one is a walk in storage area, suitable for use as a small office.

BEDROOM ONE

3.411 x 3.060 (11'2" x 10'0")

Solid oak flooring, radiator, double glazed window.

BEDROOM TWO

3.028 x 2.834 (9'11" x 9'3")

Solid oak flooring, built in wardrobes, radiator, double glazed window.

EXTERIOR

GARDEN

A well maintained rear garden which is laid mainly to lawn.

GARAGE

Detached at side with ample off street parking.





