



Temple Grove | Templenewsam | LS15 0HT

£275,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating TBC

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE * SOLD WITH NO CHAIN ***

Presenting a well-maintained three-bedroom semi-detached house, offered for sale in a sought-after location that excellently balances convenience and comfort. This attractive property is ideal for first-time buyers and families seeking a delightful home within easy reach of public transport links, reputable nearby schools, and a range of local amenities. Generous green spaces and nearby parks further enhance its appeal, providing ample opportunities for leisure and recreation.

The accommodation which has the benefit of recently replaced (2026) PVCu double-glazed windows throughout and comprises two inviting reception rooms. The main lounge boasts a fireplace, creating a warm and welcoming atmosphere—perfect for relaxing evenings. The second reception room benefits from direct access to the garden, allowing for seamless indoor-outdoor living and making it an excellent space for entertaining guests or enjoying family time. The property features a well-appointed kitchen, equipped to meet a variety of household needs. A ground floor guest w.c provides added convenience for guests.

Upstairs, you will find three bedrooms: two double bedrooms and a comfortable single bedroom, catering to families or those needing extra space for a home office or guest room. The property includes a family bathroom, ensuring functionality for day-to-day living.

A key feature of this home is its garden, offering a peaceful haven for outdoor relaxation, play, or gardening. Additional benefits include off-street parking, providing convenience and peace of mind.

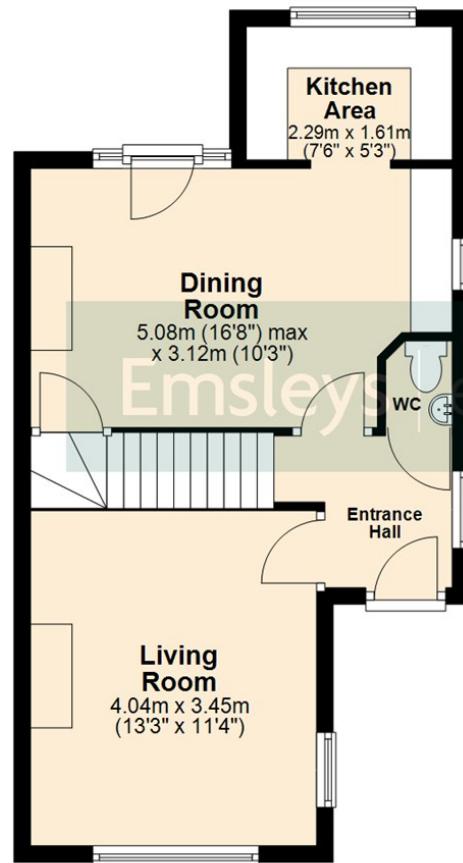
With its desirable location, good condition, this superb semi-detached house represents an excellent opportunity for buyers seeking a comfortable and versatile family home. Early viewing is highly recommended.

*Please note the vendor of this property is an employee of Emsleys Estate Agents Limited.



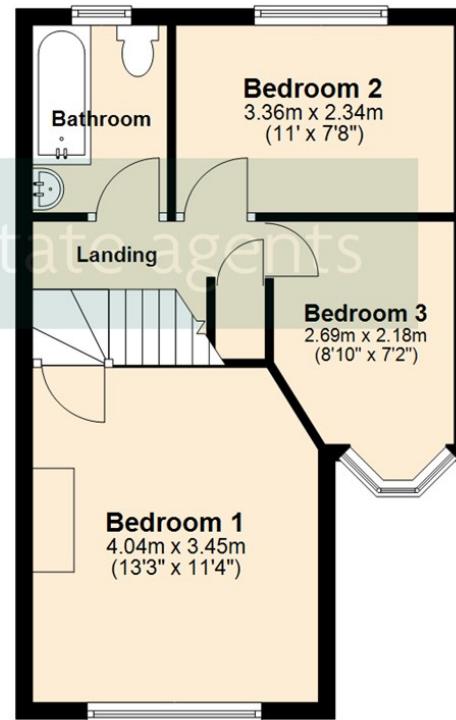
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 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.

