



Templegate Avenue | Templenewsam | LS15 0HD

£265,000

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

**Emsleys** | estate agents

\*\*\* THREE BEDROOM DETACHED BUNGALOW \* CHAIN FREE \*  
CORNER PLOT WITH GARAGE & OFF ROAD PARKING \*\*\*

This deceptively spacious THREE bedroom detached property sits on a corner plot and offers scope for modernisation and refurbishment.

The accommodation comprises; entrance hall, lounge, kitchen, three bedrooms and bathroom. To the rear of the property is a drive which extends to the side providing off-street parking for multiple cars and leads to the brick built garage.

The location is adjacent to Temple Newsam country park estate which offers a Tudor-Jacobean house, open parkland and a farm. For the shopper there is a brand new development just off junction 46 of the M1 North - 'The Springs' at Thorpe Park which includes a cinema, M&S food hall restaurants and bars. Additional shops, cafes and bars are available at the Crossgates shopping centre which has its own railway station. The property is close to local primary and secondary schools and offers fantastic transport links via the A63 and motorway network which is just a five minute drive away.

\*\*\* Call now 24 hours a day seven days a week to register your interest \*\*\*

## Ground floor

### Entrance Hall

Enter through a composite door to the home where you will find a central heating radiator and a storage cupboard housing the central heating boiler. A further cloaks cupboard provides space for coats and shoes. Loft hatch with pull down ladder gives access to the roof space which is part boarded and has a Velux window.

### Living Room 5.01m x 2.00m (16'5" x 6'7")

A good sized lounge with a recessed fireplace, central heating radiator and double-glazed window to the front.

### Kitchen 3.35m x 2.55m (11'0" x 8'4")

Fitted with some wall and base units with inset stainless steel sink with side drainer and mixer tap. Built under electric oven with gas hob and extractor over. Central

heating radiator, a double glazed window and composite door giving access to the side of the property.

### Bedroom 1 3.58m x 3.56m (11'9" x 11'8")

A double bedroom with a range of fitted wardrobes to one wall providing hanging rails and storage solutions. Central heating radiator and double glazed window.

### Bedroom 2 3.23m x 3.56m (10'7" x 11'8")

A second double bedroom with a double-glazed window to the front and a central heating radiator.

### Bedroom 3 3.35m x 2.79m (11'0" x 9'2")

A third double bedroom with central heating radiator and a double-glazed window to the rear.

## Bathroom

Fitted with a three piece white suite which comprises;- a 'P' shaped bath with shower and screen over, a pedestal hand wash basin and a close coupled w.c. Central heating radiator and two double-glazed windows to the rear.

## Exterior

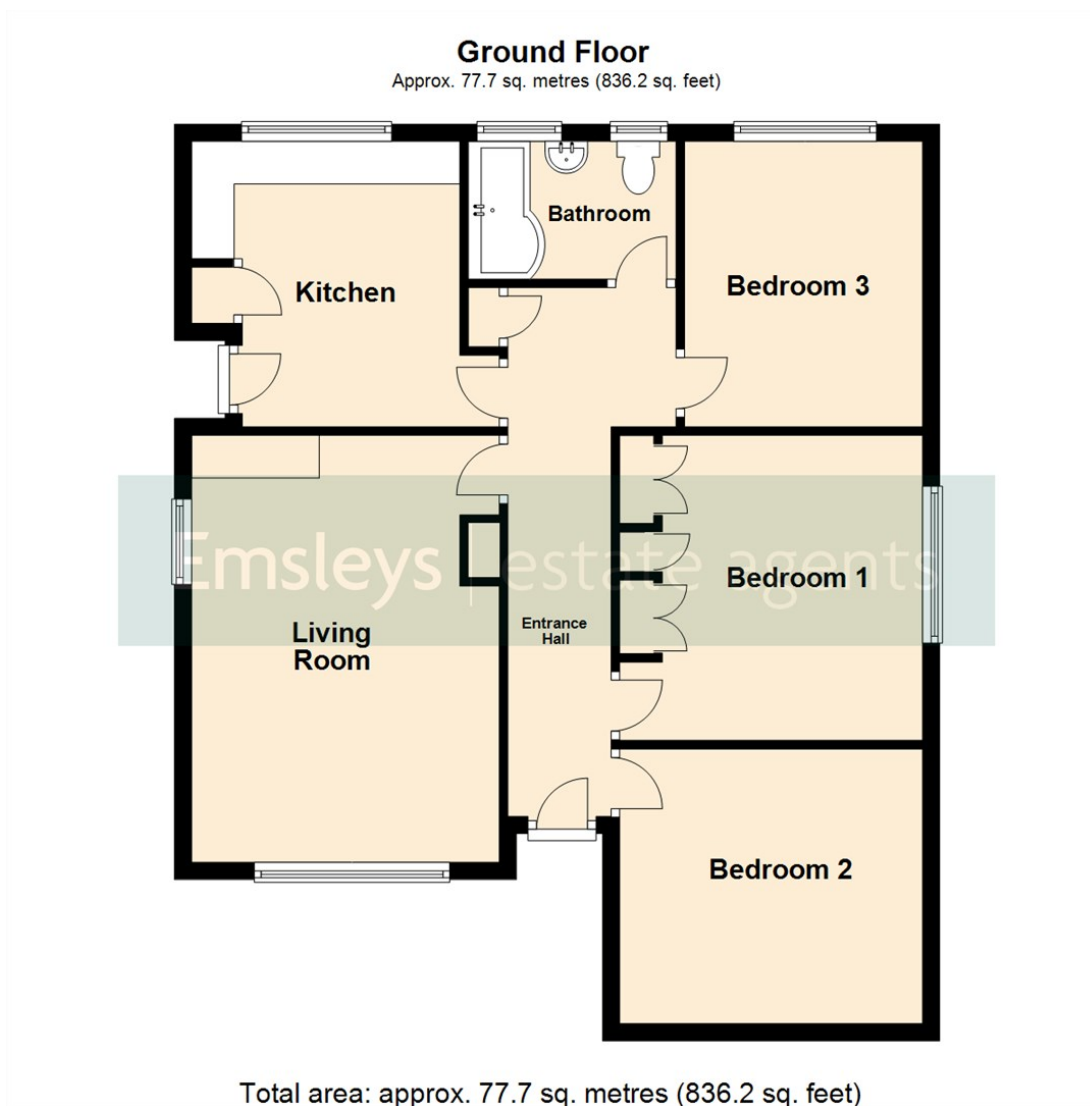
The bungalow sits on a corner plot with gardens to all sides. To the rear there is a long block paved driveway which leads to a brick built garage which has power and light along with a remote controlled roller door.

## Directions

From our Crossgates office on Austhorpe Road head west and at the end of the road turn left onto Ring Road. Continue until the roundabout and take the third exit onto Selby Road, after 0.7 of a mile turn left onto Templegate, follow the road until the end and turn right where the property can be found on the left hand side identified by the Emsleys for sale board.







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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