



Alan Crescent | Templenewsam | LS15 0JA

£275,000

Three Bedroom Semi-Detached House | Council Tax Band D | EPC rating tbc

**Emsleys** | estate agents

\*\*\* SOUGHT AFTER LOCATION \* NO CHAIN \* PRICED TO REFLECT MODERNISATION NEEDED\*\*\*

This EXTENDED semi-detached home located within walking distance of the ever popular Temple Newsam estate offers scope to update and personalise to your own tastes and standards. Offering well maintained and well proportioned accommodation there are enclosed gardens to the rear along with off road parking and a garage.

The accommodation briefly comprises;- To the ground floor - entrance hall, guest w.c, lounge, extended dining area and kitchen. To the first floor are three bedrooms, the house bathroom and separate w.c. Loft ladders give access to a storage space.

The house is within walking distance of 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' in Thorpe Park includes a cinema and M&S food hall. Additional shops, cafes and bars are available at 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 to arrange your viewing \*\*\*

## Ground Floor

### Entrance Hall

Entry to a spacious hallway is the property through a PVCu double glazed entry door. With a central heating radiator and an under stair storage cupboard and a staircase rises to the first floor.

### Guest W.C

Fitted with a low flush w.c and hand wash basin. Window to the side.

### Living Room 5.51m x 3.40m (18'1" x 11'2")

A spacious lounge perfect for entertaining and family events. A fireplace offers a gas fire and glazed doors connect to the dining room. Central heating radiator and double-glazed window to the front.

### Dining Room 4.50m x 2.74m (14'9" x 9'0")

Having been extended the dining room offers ample space for a family sized dining table and chairs. French doors grant access to the rear garden.

### Kitchen 4.57m x 2.62m (15'0" x 8'7")

Being extended with a good range of white wall and base units with work surfaces over. Inset stainless steel sink with side drainer and mixer tap, cooker point with extractor hood, plumbed space for a washing machine and dishwasher and space for fridge freezer. Double-glazed window overlooking to the rear and a PVCu double-glazed entry door gives access to the side.

## First Floor

### Landing

PVCu double-glazed window placed to the side elevation and pull-down loft ladder giving access to the boarded loft storage space.

### Bedroom 1 4.34m x 3.40m (14'3" x 11'2")

Overlooking the front garden, a double bedroom with fitted wardrobes to one wall with matching recessed vanity table. There is a central heating radiator and a double-glazed window.

### Bedroom 2 3.98m x 3.09m (13'1" x 10'2")

A second double bedroom with built-in wardrobes to one wall. Central heating radiator and a double-glazed window overlooking the rear garden.

### Bedroom 3 2.34m x 2.03m (7'8" x 6'8")

A single bedroom currently used as a home office with built in shelving and storage. Central heating radiator and double-glazed window to the front.

### Shower Room

Fully tiled in ceramics the bathroom comprises;- a walk in shower enclosure with screen and a hand wash basin with vanity storage. There is a fixture cupboard offering useful storage, a central heating radiator and a double-glazed frosted window placed to the rear.

### WC

Being fully tiled to match the bathroom and fitted with a

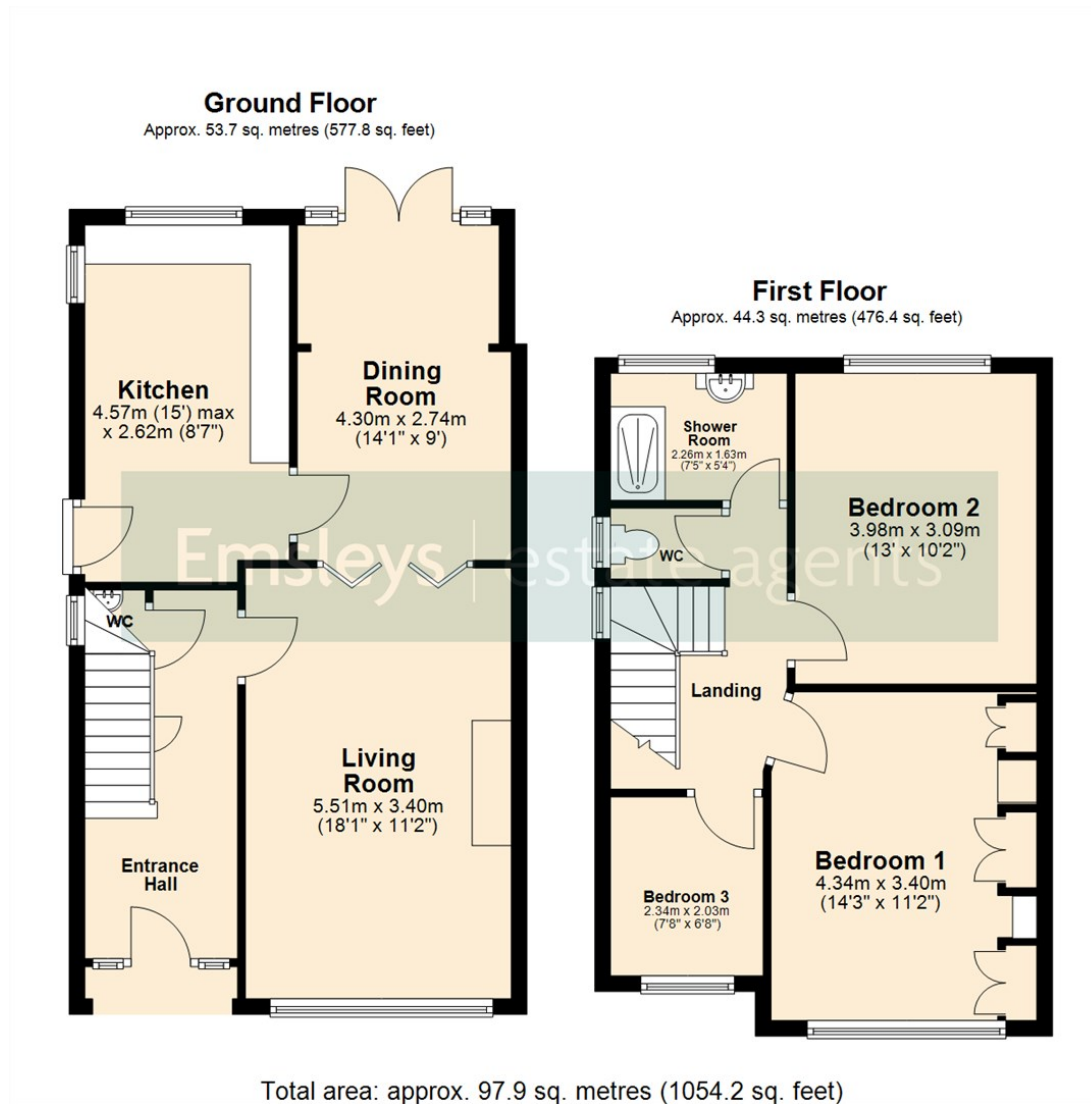
close coupled WC and a double-glazed window to the side elevation.

## Exterior

The property is accessed at the front which is block paved and provides off road parking for several vehicles. This is turn leads to the side and garage. The garage has power and light and a separate pedestrian door.

The gorgeous rear garden must be seen to be appreciated - fully enclosed you will be spoilt for choice as to where to sit for your summer glow! The first seating area is adjacent to the house providing welcome shade from the mid-day sun, steps then lead you to a raised block paved area seating area with a raised flower bed and then again to a third paved patio leading to a shaped and sun drenched lawn with pretty, well stocked borders.





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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