



Templegate Avenue | Temple Newsam | LS15 0HD    £280,000

Extended Two Bedroom Bungalow | Council Tax Band D | EPC Rating D

**Emsleys** | estate agents

\*\*\* EXTENDED TWO BEDROOM BUNGALOW - SOLD WITH NO CHAIN \*\*\*

Templegate Avenue is a wonderful opportunity for those seeking a comfortable and practical home in Leeds. With its inviting living spaces and excellent parking facilities & garage, it is sure to appeal to a variety of buyers.

Nestled in the charming area of Templenewsam, close to the historic Tudor Jacobean country park is this delightful semi-detached bungalow offering a perfect blend of comfort and convenience. The property boasts an extended open plan kitchen/dining area which provides ample space for cooking and entertaining guests. A spacious lounge to the front is flooded with natural light and there are two well-proportioned bedrooms both having fitted wardrobes. The bungalow also features a shower room, designed for both functionality and comfort.

One of the standout features of this property is the generous parking space which would accommodate multiple vehicles, a caravan or motor home which is a rare find in this area.

The location is not only peaceful but also conveniently situated near local amenities, schools, and transport links, making it easy to access everything you need. Whether you are looking to enjoy a quiet evening in or entertain friends and family, this bungalow offers the perfect setting.

\*\*\* Call now to arrange your visit \*\*\*

## Ground Floor

### Entrance Hall

Enter through a PVCu door to the welcoming hallway which provides a central heating radiator and three storage cupboards one of which houses the hot water cylinder.

### Living Room 5.01m x 3.84m (16'5" x 12'7")

A spacious living room flooded with natural light and with a feature fireplace with electric coal effect fire. Three double glazed windows overlook the front, side and driveway. Wall light points and central heating radiator.

### Dining Area 3.35m x 3.69m (11'0" x 12'1")

Fitted with beech style wall and base units with complimentary worktop surfaces to one side providing extra storage space. Ample space for a family sized dining table and chairs, a double glazed window to the side and PVCu entry door granting access to the driveway. Open to:-

### Kitchen Area 2.36m x 3.18m (7'9" x 10'5")

Extending from the dining area the kitchen is fitted with some wall and base units worktop surfaces with an inset stainless steel one and half bowl sink with side drainer. Cooker point, plumbed space for a dishwasher, washing machine, fridge and freezer. A double glazed window overlooks the rear garden and a PVCu entry door gives access to the same. Central heating radiator.

### Bedroom 1 4.74m x 3.07m (15'7" x 10'1")

Fitted wardrobes to one wall providing hanging rails, storage and matching dressing table. A double glazed window overlooking the rear garden. Central heating radiator.

### Bedroom 2 3.43m x 3.49m (11'3" x 11'5")

Fitted wardrobes to one wall providing hanging rails, storage and matching dressing table. A double glazed window overlooks the front garden. Central heating radiator.

### Shower Room

Fitted with a shower enclosure with sliding doors, a hand wash basin and low level w.c. Fully tiled in ceramics with central heating radiator and window to the rear.

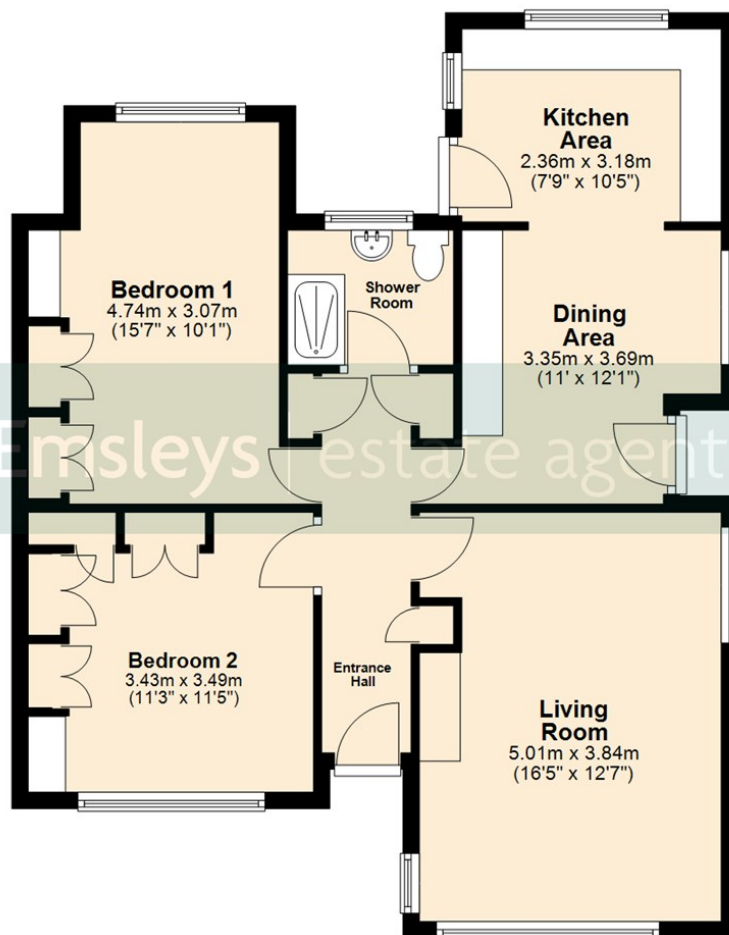
### Exterior

The garden is beautifully maintained and offers well stocked smart flower beds to the front. An extra wide plot with a low maintenance gravelled area to the side and spacious driveway which will accommodate multiple cars. This in turn leads to the garage which has a remote controlled roller door, power and light along with pedestrian door to the rear garden. The rear garden is fully enclosed and is paved for low maintenance. A summer house supplied with power and light provides a delightful spot to sit and enjoy sunnier days. Exterior lighting and water supply.



## Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents