



Templegate View | Templenewsam | LS15 0HQ

£225,000

Two bedroom semi-detached bungalow | Council Tax Band C | EPC rating D

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*** TWO BEDROOM SEMI-DETACHED BUNGALOW IN A POPULAR LOCATION *SOLD WITH NO CHAIN ***

This semi-detached bungalow is set upon a popular estate adjacent to Temple Newsam. The property offers gas central heating, PVCu double-glazed windows and well proportioned accommodation but is in need of a full renovation which is reflected in the price.

The accommodation briefly comprises; entrance hall, spacious lounge, fitted kitchen, two double bedrooms and a recently modernised shower room. Outside there are gardens to the front and rear plus ample off-road parking provided by the driveway which in turn leads to the garage. Outside there is a garden to the front and a multi level garden to the rear.

Temple Newsam 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, 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

Enter through a PVCu glazed door. The hallway offers two fixture storage cupboards and a central heating radiator.

Living Room 5.00m x 2.00m (16'5" x 6'7")

A good sized lounge with double-glazed windows to both the side and front elevations small recessed fireplace incorporating a coal effect living flame gas fire with marble hearth.

Kitchen 3.35m x 2.43m (11'0" x 8'0")

The kitchen is fitted with some wall and base units with work surfaces over and a stainless steel sink with twin

drainers and a plumbed space for a washing machine. Under counter space is available for additional appliances such as a fridge or freezer. A pantry cupboard houses the utility meters and provides extra storage for household items. Wall mounted central heating boiler and radiator and a PVCu glazed entry door giving access to the driveway.

Bedroom 1 3.43m x 3.58m (11'3" x 11'9")

A double bedroom placed to the front elevation with a central heating radiator and a double-glazed window and to one wall is a range of mirror fronted sliding robes providing hanging rails and storage.

Bedroom 2 3.40m x 3.68m (11'2" x 12'1")

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

Shower Room

Being recently replaced and fully tiled in marble effect ceramics, the shower room boasts fitted furniture incorporating a concealed cistern WC, an inset hand wash basin with storage cupboard beneath and a walk in shower enclosure with glass screen. A double-glazed window and a ladder style central heating radiator.

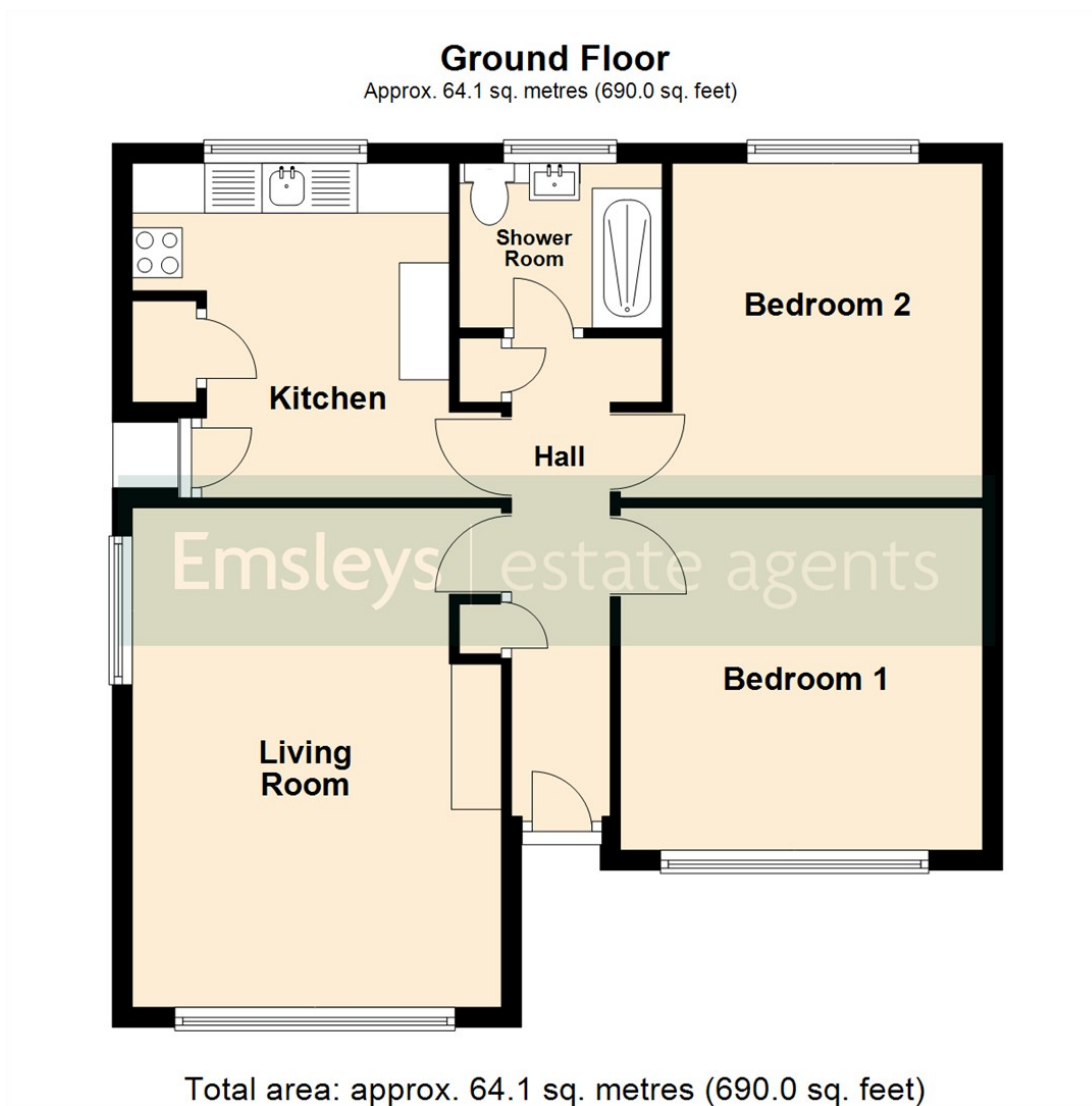
Exterior

To the front is a gravelled garden with a low boundary wall. A paved driveway continues to the side of the property and to a garage which has an up-and-over door. The rear garden is multi level and is in need of attention so currently cannot be walked.

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 onto Templegate Avenue. Take the next left onto Templegate Road before finally taking the second right onto Templegate View where the property can be located on the right hand side.





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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