



Plantation Avenue | Temple Newsam | LS15 0LL

£340,000

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

Emsleys | estate agents

**\*\*\* EXTENDED SEMI-DETACHED HOUSE \* IMMACUALTE THROUGHOUT \*\*\* DOUBLE GARAGE**

Nestled in the desirable area of Plantation Avenue, Temple Newsam, Leeds, this charming semi-detached house offers a perfect blend of comfort and style. This property is ideal for families or those seeking extra space.

The house boasts two inviting reception rooms, laid with wood grain effect laminate flooring. The second reception room providing ample room for relaxation and entertaining guests with a large sitting and dining area which grants access to the rear garden and is adjacent to a large fitted kitchen. The kitchen also gives access to the double garage which has remote controlled electric door, skylight and a hand wash basin.

Upstairs you will find fitted wardrobes in two of the bedrooms offering practical storage solutions, ensuring that your living space remains tidy and organised. A single bedroom and a modern shower room completes the interior.

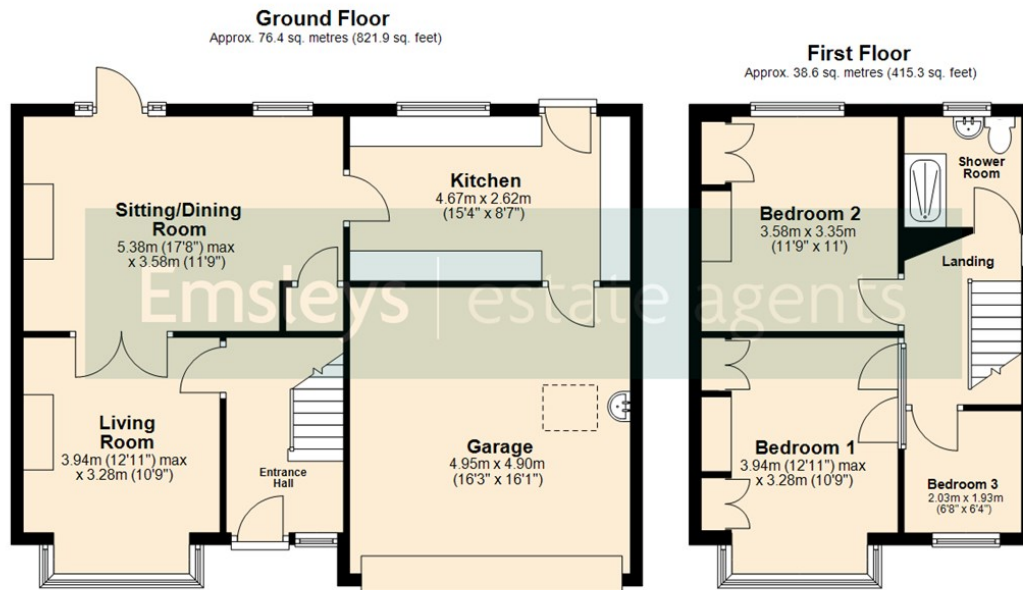
Outside there is off road parking to the front and the rear garden is delightful. A brick-built garden room serves as a versatile space that can be used for various purposes, whether it be a playroom, home office, or simply a tranquil retreat to enjoy the garden views.

This property is not just a home; it is a lifestyle choice, offering a welcoming atmosphere in a sought-after location. With its spacious layout and thoughtful features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this delightful house your new home.

**\*\*\* Call now to arrange your viewing \*\*\***







Total area: approx. 114.9 sq. metres (1237.2 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