



**Temple Gate Road, Leeds LS15 0HF**

**welcome to**

**Temple Gate Road, Leeds**

FOR SALE with NO CHAIN is this SUPERB semi detached BUNGALOW offering FANTASTIC living accommodation for those in need of single level living accommodation. With TWO double bedrooms, a DRIVEWAY & GARAGE plus a rear garden, this is an INCREDIBLE BUYING OPPORTUNITY! Contact us to view!



### **Entrance Hall**

Having the entrance door to the front aspect, three useful storage cupboards, and a gas central heating radiator.

### **Lounge**

With a double glazed window to the side aspect and a double glazed window to the front, and two gas central heating radiators.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, gas hob, tiling to the splash areas, and a cooker hood unit over. Also includes plumbing for a washing machine, a built in storage cupboard, gas central heating radiator, and a double glazed window to the rear.

### **Side Entrance**

Having a double glazed door to the side aspect, and an internal door leading into the kitchen.

### **Bedroom One**

Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Two**

Double glazed window to the front, built in storage which includes a dressing table and mirror, plus a gas central heating radiator.

### **Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Heated towel rail, extractor fan, and a double glazed window to the rear.

### **Exterior**

Externally the property has a lawned garden to the front, with a paved driveway off to the side which then leads to a single detached garage. To the rear is an additional garden space with paving and woodchip areas.

### **Garage**

A single garage with power points and lighting, and an up and over door.



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welcome to

## Temple Gate Road, Leeds

- Semi Detached True Bungalow
- Two Bedrooms
- For Sale With No Chain
- Well Presented Throughout
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of  
**£250,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CGT111534 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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