FREEHOLD







House (EPC Rating: C)

79 TEMPLE AVENUE, LEEDS, LS15 0JS

£260,000

Jowett
CharteredSurveyors & EstateAgents

3 | 1 | 1 | C

3 Bedroom House located in Leeds

This 3 bedroom family semi-detached home provides open plan kitchen diner looking out onto a private Indian stone patio and pergola. This spacious home provides a cosy living room with log burner and 2 large double bedrooms, and good sized single bedroom currently used as an office. The popular LS15 location makes this property ideal for Leeds city centre commuters.

ENTRANCE HALL
5'10" x 14'9"
Radiator, oak strip flooring, painted spindled balustrading and stairs to first floor, understairs store cupboard, modern composite upvc door to front with obscure glazed window plus built in store cupboard

SITTING ROOM
11'9" x 14'6"
Including log burning stove, oak mantelpiece, dressed stone hearth, splayed bay window to front, radiator, French doors leading into

DINING KITCHEN
18' x 10'
Tiled flooring, ceiling spotlighting, upvc panelled ceiling, breakfast bar, range of fitted cupboards, drawers, wall units, gas cooker point, single drainer 1½ bowl sink unit, plumbing for dishwasher, window to side, kitchen door to rear and upvc French doors with window shutters giving access to the stone paved patio and private garden

FIRST FLOOR

LANDING
Gable window, trapdoor access to roof void housing the modern gas central heating boiler, useful built in former hot water cylinder cupboard, spindled balustrading

BEDROOM 1
10'3 x 14'6
Plus recess to door, radiator, window to front

BEDROOM 2
12' x 10'
Fitted wardrobes, sliding mirror doors, radiator, woodland aspect to rear

BEDROOM 3
7'7" x 7'3"
Radiator, window to front, fitted desk unit with drawers

BATHROOM
5'9" x 6'8"
white suite with panelled bath, pedestal wash basin, low flush wc, chrome shower fitting above bath, fully tiled walls, wasll mounted heated towel rail, obscure glazed window to rear, ceiling spot lighting, vinyl strip ceiling panelling, ceramic tiled floor.

OUTSIDE
Well stocked gardens to front and rear with terraced features, raised beds, range of herbaceous borders, shrubs and plants. Sloping concrete paved driveway giving access to

SINGLE GARAGE
8'9" x 22'
Power, lighting, concrete floor, timber doors to front, plumbing for automatic washing machine, pedestal washbasin. The garage is brick and rendered construction with a felted roof.

Rear garden is enclosed with part brick walling, part timber fencing, security gate to side, raised Indian stone paved patio with pergola feature, southerly aspect, lower-level pebbled garden with pathway and access on to the woodland at the rear

TENURE
Freehold

SERVICES
Mains sewer drainage, gas, water and electricity are laid on.

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND
C. Information obtained from Directgov website.

ENERGY BAND
C



DIRECTIONS

From Leeds city centre take the A64 York Road in an easterly direction for approximately 3 miles before turning right on the B6159 Selby Road. After approximately 1 mile turn right into Grove Road just after the turning for Primrose Lane on the left. Descend Grove Road to the bottom at the T junction turn right on to New Temple Gate, and then immediate first left onto Temple Avenue. Follow the road around to the left and the property will be seen on the right hand side just after the left hand turning for Temple Rise.



SOLICITORS

ENERGY BAND

Carpets, curtains, blinds and light fittings available if requested at a price to be agreed.



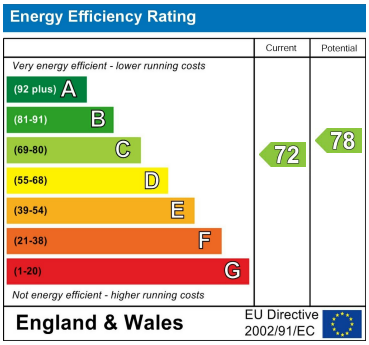
NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given

Council Tax Band

C

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.