



**Templegate Crescent, Leeds LS15 0HA**

**welcome to**

## **Templegate Crescent, Leeds**

This beautifully presented dormer bungalow offers spacious and versatile living with three bedrooms, including two en-suites, and three inviting reception rooms. The property also benefits from a private driveway and garage, making it ideal for families or downsizers seeking comfort and convenience.



## Ground Floor

### Lounge

12' 1" MAX x 16' 6" MAX ( 3.68m MAX x 5.03m MAX )  
Carpeted throughout, window to the front, central heating radiator.

### Kitchen/Dining Area

12' 5" MAX x 17' 5" MAX ( 3.78m MAX x 5.31m MAX )  
Kitchen with fully fitted wall and base units, integrated appliances, window to the front, spotlights, tiled flooring throughout. Dining area with window and door to the front, storage cupboard.

### Utilitiy

6' 6" MAX x 5' 6" MAX ( 1.98m MAX x 1.68m MAX )  
Utility room with two windows to the rear and a door to the side.

### Playroom

Versatile playroom offering flexible use—ideal as a home office, personal gym, hobby space, or additional lounge area to suit your lifestyle needs. Sliding patio doors to the rear, carpeted throughout, staircase rising to the first floor.

### Bedroom Three

8' 7" MAX x 11' 6" MAX ( 2.62m MAX x 3.51m MAX )  
Ground floor bedroom, fitted wardrobes, carpeted throughout, window to the rear, central heating radiator.

### Bathroom

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin within integrated storage unit, W/C.

## First Floor

### Bedroom One; En-Suite

15' 3" MAX x 11' 7" MAX ( 4.65m MAX x 3.53m MAX )  
Bedroom carpeted throughout, window to the front, central heating radiator. En-suite incorporating a four piece suite; bath tub, walk-in shower, washing hand basin, W/C, window to the side.

### Bedroom Two; En-Suite

10' 3" MAX x 10' 9" MAX ( 3.12m MAX x 3.28m MAX )  
Bedroom carpeted throughout, window to the front, central heating radiator. En-suite incorporating a W/C and washing hand basin, window to the rear.

### External

### Garage

Garage with electrics.



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## Templegate Crescent, Leeds

- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS; TWO EN-SUITES
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

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

offers over

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110821 - 0006

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