



Temple Ave
Leeds, LS15

ZENKO
Properties

Two Bedroom Duplex Apartment

FOR SALE

£285,000

THREE BEDROOM SEMI-DETACHED RENOVATION OPPORTUNITY WITH HUGE CORNER PLOT
WITH POTENTIAL TO EXTEND OR RECONFIGURE
SOUGHT AFTER LOCATION CLOSE-BY TOTEMPLE NEWSAM HOUSE, GROUNDS & GOLF
COURSE





Spacious sitting room with access to the rear garden





Dining area with potential to reconfigure







Idyllic views

Three bedroom renovation opportunity

3

Bedrooms

1

Bathrooms

1050

SQ FT



ABOUT

Zenko Properties are delighted to introduce to the market this fantastic renovation opportunity in a highly sought after location close-by to Temple Newsam Park.

The property is positioned within a quiet residential area whilst being within easy reach of good a range of excellent shopping, restaurants and leisure amenities. There is also excellent connectivity with access to the M1 and A1 also being nearby. There is a selection of schools for all ages, local parks and an array of local attractions nearby including Temple Newsam House, grounds & golf course.

Occupying an enviable corner plot with driveway offering ample parking for multiple vehicles and gardens to three sides this property could be renovated to create a fabulous family home. To the ground floor the kitchen is fitted with a range of units and boiler for ducted central heating system and window to the front elevation, this leads into the dining area with window to the side elevation which could be easily reconfigured to create a spacious dining kitchen. The sitting room has access from both the hallway and dining area and offers access to the vast rear garden. There is also the benefit of convenient ground floor WC.

To the upper floor the spacious master bedroom has a full width feature window to the rear elevation with views over the garden. The second bedroom enjoys a corner aspect with windows to the front and side elevation and features vanity unit with sink. The third bedroom offers views to the front elevation and would be ideal for a nursery or study.

Externally there is a good size front garden with driveway offering ample parking leading to two-adjointed garages set off the gable end. What really sets this property apart is the extensive fully enclosed and private rear garden, allowing the opportunity (Subject to obtaining the necessary consents) to extend on the rear or side elevations without compromising on the amount of garden space.

We highly recommend viewing to appreciate the opportunity this property offers.





Bathroom





GB



Contains OS data ©





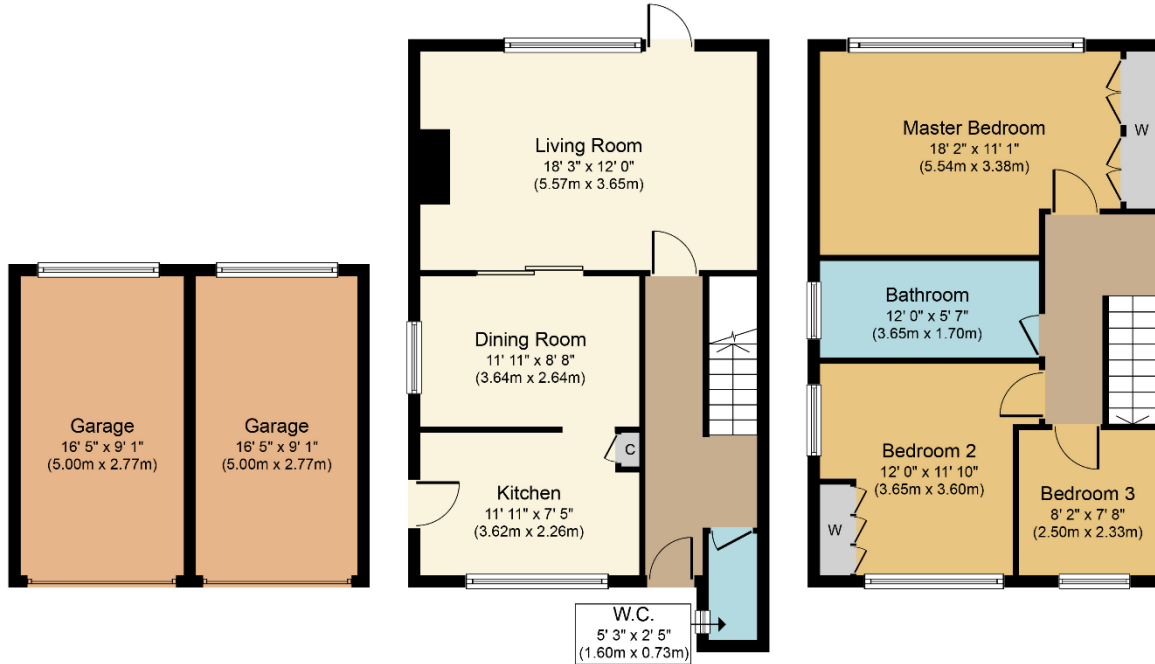








Floorplan



Garage
Approximate Floor Area
297 sq. ft.
(27.6 sq. m.)

Ground Floor
Approximate Floor Area
529 sq. ft.
(49.1 sq. m.)

First Floor
Approximate Floor Area
520 sq. ft.
(48.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



EPC TO FOLLOW



For more information or to arrange a viewing contact
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