



Cranmer Bank, Leeds LS17 5JY

welcome to

Cranmer Bank, Leeds

A semi-detached home featuring two double bedrooms, a versatile office, and spacious front, side and rear gardens. Benefits include off-street parking, a detached garage, and a convenient location close to local amenities, well regarded schools and transport links. Ideal for modern living.



Agents Note

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

Hallway

With stairs leading to the first floor.

Living Room

A spacious room with dual aspect windows allowing a good amount of natural light to flow through.

Kitchen

The kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and induction hob. Integrated appliances include an oven, dishwasher and there are spaces for a washing machine and fridge freezer. Additionally there is an understairs pantry cupboard.

Bedroom One

A double bedroom with a built in cupboard.

Bedroom Two

A double bedroom with fitted wardrobe.

Office

Perfect for someone working from home with a built in cupboard.

Bathroom

Comprising a bath with shower over and hand basin.

Wc

A separate WC.

Outside

Set on a corner plot, there are gardens to three sides mostly laid to lawn with well established trees and shrubs. For added convenience, there is a driveway providing off street parking.

Garage

A single detached garage, perfect for extra storage.



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Cranmer Bank, Leeds

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- OFFICE
- GARDENS TO THREE SIDES
- OFF STREET PARKING

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

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107511 - 0003

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