



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 Notes

1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

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.

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



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Cranmer Bank, Leeds

- ****GUIDE PRICE £210,000- -£220,000****
- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- OFFICE
- GARDENS TO THREE SIDES
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107511 - 0004

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.

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