



Cranewells Drive, Leeds LS15 9HB

welcome to

Cranewells Drive, Leeds

READY TO MAKE A MOVE? Then this DETACHED family home could be THE ONE FOR YOU! Well presented, and offering THREE BEDROOMS plus a MODERN dining kitchen, this IMPRESSIVE residence offers off street parking, a GARAGE and a SOUTH FACING, ENCLOSED rear garden! Don't miss this, call us to view!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

Lounge

Having a double glazed window to the front aspect, a feature fire place with a gas fire, surround, and hearth, plus a gas central heating radiator.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Also includes a one and a half bowl stainless steel sink and drainer, an electric fan oven and an induction hob with splash back, and a cooker hood over. Also includes an integrated washing machine, dishwasher, and integrated fridge freezer, useful under stair storage cupboard, gas central heating radiator, double glazed window to the rear, and French doors leading out to the rear garden.

Bedroom One

Having a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

Double glazed window to the front and a gas central heating radiator.

House Bathroom

Equipped with the three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail and a double glazed window to the rear.

Exterior

Set on a corner plot and having an open lawned garden to the front with a paved driveway for off street parking, and access to the garage.

To the rear is a delightful, well manicured garden space which has a patio seating area, a lawn, and planted borders.

Garage

A single garage with an up and over door, power, and lighting.



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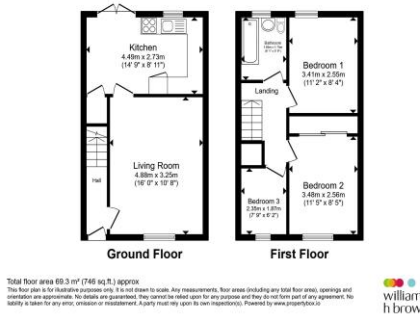
welcome to

Cranewells Drive, Leeds

- Detached Family Home
- Three Bedrooms
- Modern Dining Kitchen
- Well Presented Throughout
- Ready To Move In To

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112175 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk