

Cranewells Drive, LEEDS LS15 9HB







welcome to

Cranewells Drive, LEEDS

Discover the perfect blend of comfort and convenience in this charming detached house. With a spacious layout, a delightful garden to the rear, and off-street parking, this property is ideal for families and those seeking tranquility in a bustling neighbourhood. Call us now on 0113 260 0945.





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This thoughtfully designed home features a well-planned ground floor with a welcoming lounge, a cozy family room, kitchen/diner, guest W/C and a versatile conservatory that invites natural light. The internal garage offers off-street parking. Upstairs, you'll find four generous bedrooms; master bedroom benefits from a private en-suite. The first floor also includes a family bathroom and a convenient landing area.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities.

Ground Floor

Lounge

15' 7" MAX x 15' 6" MAX (4.75m MAX x 4.72m MAX)

Family Room

8' 2" MAX x 12' 9" MAX (2.49m MAX x 3.89m MAX)

Kitchen/Diner

15' 5" MAX x 11' 3" MAX (4.70m MAX x 3.43m MAX)

Conservatory

25' 5" MAX x 10' 5" MAX (7.75m MAX x 3.17m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

15' 8" MAX x 10' MAX (4.78m MAX x 3.05m MAX)

Bedroom Two

13' 4" MAX x 7' 4" MAX (4.06m MAX x 2.24m MAX)

Bedroom Three

8' 8" MAX x 9' 2" MAX (2.64m MAX x 2.79m MAX)

Bedroom Four

6' 6" MAX x 9' 2" MAX (1.98m MAX x 2.79m MAX)

Bathroom

Garage

7' 5" MAX x 16' 2" MAX (2.26m MAX x 4.93m MAX)











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- Detached house; four bedrooms
- Master bedroom with en-suite
- Four reception room; conservatory
- Guest W/C and family bathroom
- Off-street parking; internal garage and driveway with charge-point for an electric vehicle

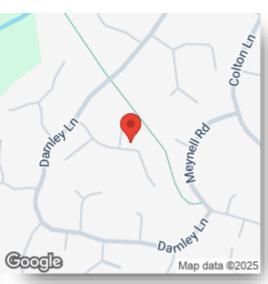
Tenure: Freehold EPC Rating: Awaited

£435,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT110165 - 0003 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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