



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.



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: D

Council Tax Band: E

£425,000



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Property Ref:
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Please note the marker reflects the postcode not the actual property

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