



**Stoneacre**  
Properties



**Cranewells Drive, Leeds, LS15 9HB**

**£355,000**

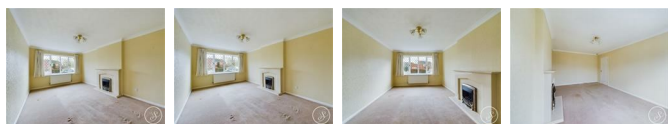
THREE BEDROOM DETACHED BUGALOW located in the sought after village of Colton with access to local amenities, shops and transport links nearby. This beautiful bungalow also benefits from a driveway and attached garage. Comprising of an entrance hallway, lounge/diner, kitchen, conservatory, three bedrooms and a bathroom. Externally the property benefits from gardens front and rear with mature trees and shrubbery. Driveway to the front leading to the attached garage. Viewings are highly recommended to appreciate all this bungalow has to offer.



### ENTRANCE HALLWAY

Door to front. Storage cupboard. Central heating radiator. Loft access. Fuse board.

### LOUNGE/DINER



Double glazed window to the front elevation. Gas fire with surround. Central heating radiator.

### KITCHEN



Under counter fridge and freezer. Gas free standing oven and cooker hood above. Washing machine. Central heating radiator.

### SUNROOM



Double glazed windows surrounding. Door to the side elevation. Sliding patio door. Plug sockets. Use for potential dining room.

### BEDROOM ONE



Double glazed window to the rear. Fitted wardrobes and dressing table. Central heating radiator.

### BEDROOM TWO



Sliding patio doors. Central heating radiator.

### BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator.

### BATHROOM



Double glazed window to the front elevation. Bath and shower cubical separate. Heated towel rail. White wash hand basin with low flush w.c.

### EXTERNAL

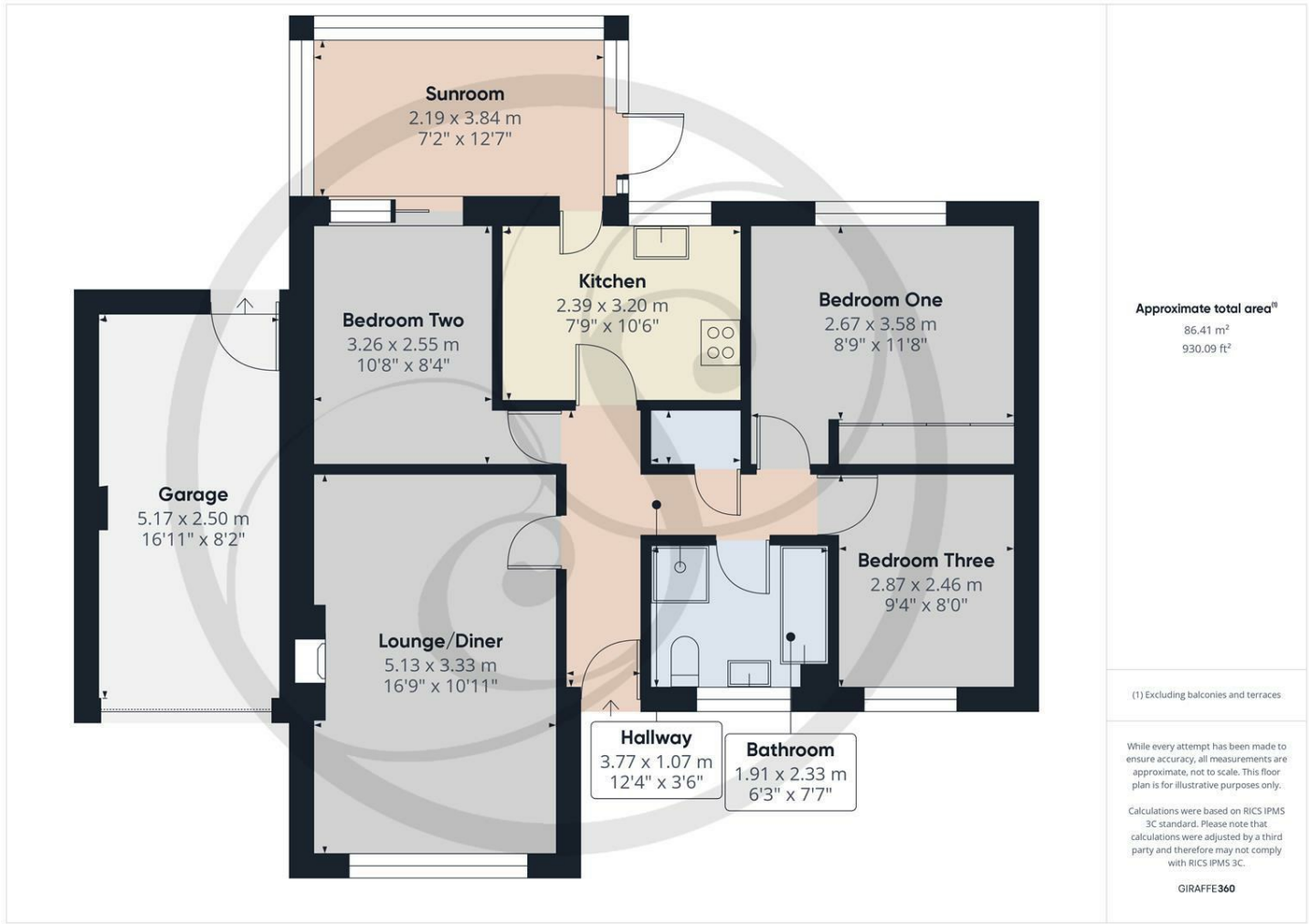


Rear garden laid to lawn. Mature trees and shrubs. Garage attached to the side.. Outdoor shed. Front of the property has space for trees and plants. Driveway.

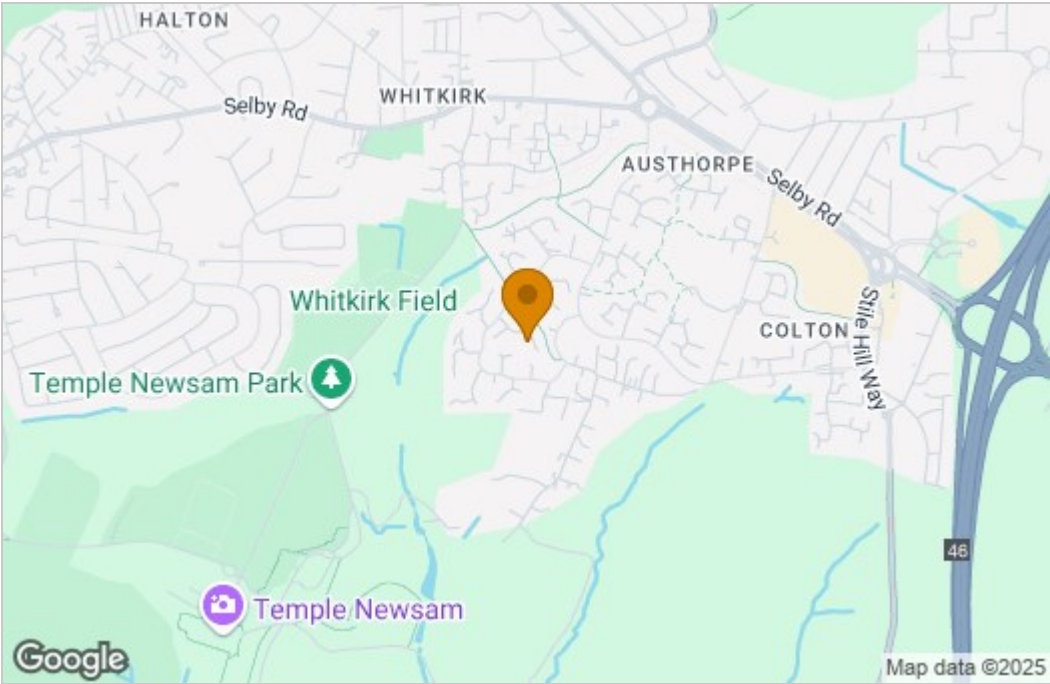
### GARAGE

Up and over door. Power and lights. Door to the rear elevation.

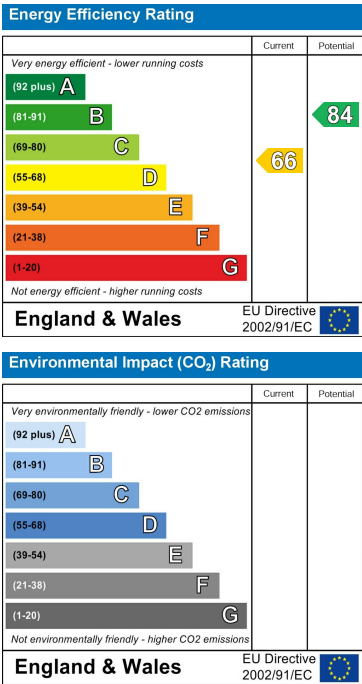
Floor Plan



Area Map



Energy Efficiency Graph



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