



**Stoneacre**  
Properties



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

**£325,000**

\*\*\*NO CHAIN\*\*\*

Offered to the market is this well presented three bedroom detached property situated in a popular cul de sac in the sought after village of Colton. This property is sure to appeal to a wide variety of buyers. The accommodation in brief comprises to the ground floor level; Entrance hallway with staircase to the first floor, lounge to the front with neutral décor and feature fireplace. The family dining kitchen has a range of wall and base units, open plan to the dining room, utility area and guest W.C. To the first floor is three bedrooms and a family bath room. Externally the property benefits from well maintained gardens to front and rear. To arrange your viewing please contact the office today.

### Entrance Hall

To the front is an external door. Central heating radiator. Alarm panel. Staircase leading to first floor.

### Lounge

To the front is a double glazed window. Central heating radiator. Fire with feature surround.

### Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and four ring gas hob with extractor fan over. Plumbing for automatic washing machine and dishwasher. In addition the kitchen benefits from a breakfast bar.

### Utility

Fitted with wall and base units with work surfaces over. Space for fridge/freezer and Dryer. Door and window to rear.

### Dining Area

To the rear and side is a double glazed window. Velux window and a central heating radiator.

### Guest WC

Fitted with a wc and wash hand basin.

### First Floor Landing

To the side is a double glazed window. Loft access and storage cupboard.

### Bedroom One

To the front is a double glazed window. Central heating radiator and built in wardrobes.

### Bedroom Two

To the rear is a double glazed window. Central heating radiator.

### Bedroom Three

To the front is a double glazed window. Central heating radiator.

### Bathroom

Fitted with a bath with shower over vanity wash hand basin and wc. In addition there is tiling and a heated towel rail.

### External

To the front is a garden that is mainly laid to lawn. To the rear is a garden that is mainly laid to lawn with a pebbled area.

### Garage

Up and over door. Power and light.



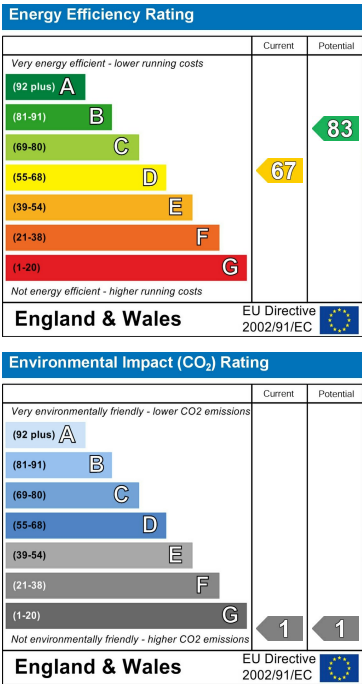
Floor Plan



Area Map



Energy Efficiency Graph



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