



Cranmore Drive | Middleton | LS10 4AW

£200,000

Two bedroom semi-detached | Council Tax Band A | EPC Rating C

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*****EXCEPTIONALLY PRESENTED. TUCKED AWAY LOCATION. DRIVE & GARDEN. IDEAL FIRST TIME BUYER OPPORTUNITY.****

A stunning home well placed for nearby schools and local amenities. Presented in immaculate condition, the property offers two reception rooms, a fitted kitchen, WC/Utility, porch, two bedrooms, loft room and a family bathroom, providing a practical layout suited to day-to-day living.

Externally, the house benefits from off-street parking and a garden, offering useful outdoor space for relaxing or entertaining.

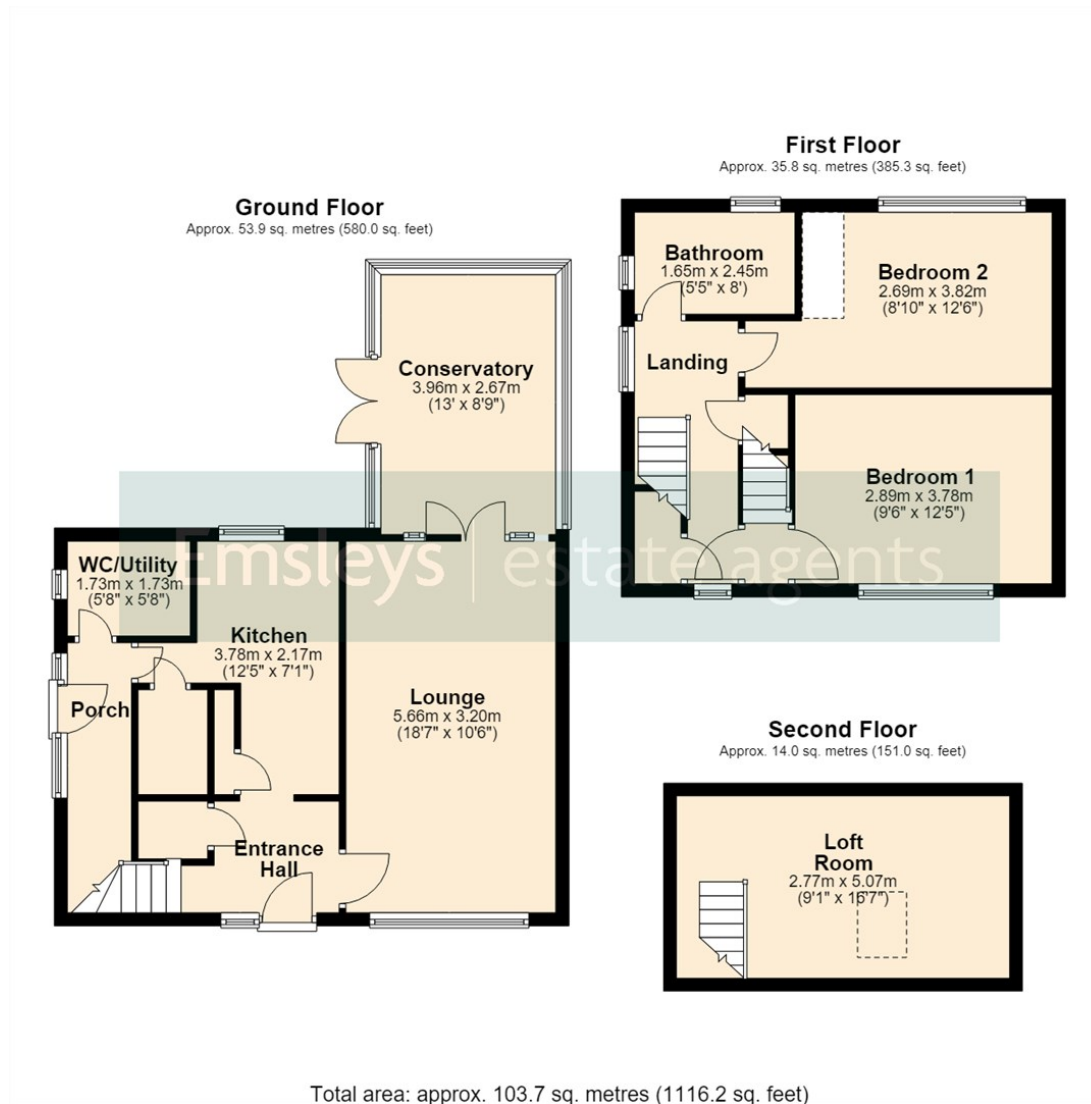
The property is situated within reach of a range of local shops, supermarkets and everyday services in the LS10 area, with further retail, dining and leisure facilities available in and around Leeds city centre. Families will appreciate the proximity to a selection of nearby primary and secondary schools.

Public transport connections are convenient, with regular bus services providing access into Leeds city centre and surrounding districts. Leeds railway station can be reached by road or public transport, offering direct services to destinations such as York, Manchester and London, with typical journey times to York of around 25 minutes, Manchester approximately 55 minutes and London from around 2 hours 15 minutes.

Local green spaces and parks in South Leeds offer opportunities for walking and recreation, while the wider city provides a choice of cafés, restaurants, cultural venues and sports facilities. With its well-presented accommodation, garden and parking, this two-bedroom semi-detached house represents an appealing home in a convenient Leeds location. Call now to arrange your viewing.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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