



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.



Ground Floor

Lounge

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

Lounge with feature fireplace, carpeted throughout, window to the front, central heating radiator.

Family Room

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

Family room with sliding patio doors into the conservatory.

Kitchen/Diner

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

Kitchen with fully fitted wall and base units, integrated appliances, breakfast bar, tiled flooring throughout, window to the rear.

Conservatory

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

Conservatory which is currently used by current vendors a play room and additional family dining room, two French style patio doors giving access into the rear garden.

Guest W/C

Guest W/C with washing hand basin, window to the side.

First Floor

Bedroom One; En-Suite

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

Bedroom one with en-suite. Bedroom which is carpeted throughout, two windows to the rear, two central heating radiator. En-suite with walk-in shower, W/C, heated towel rail.

Bedroom Two

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

Window to the rear, central heating radiator.

Bedroom Three

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

Carpeted throughout, window to the front, central heating radiator.

Bedroom Four

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

Window to the front, central heating radiator.

Bathroom

Family bathroom incorporating a three piece suite; bath with shower facilities, double basin vanity and drawer combination unit, W/C, tiled walls and under-floor heating throughout, spotlights, window to the front.

Garage

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

Garage with power.



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Cranewells Drive, LEEDS

- Detached Home With Four Bedrooms
- Master Bedroom With En-Suite Facilities
- Conservatory
- Off Street Parking With EV Charging Point
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110165 - 0007

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