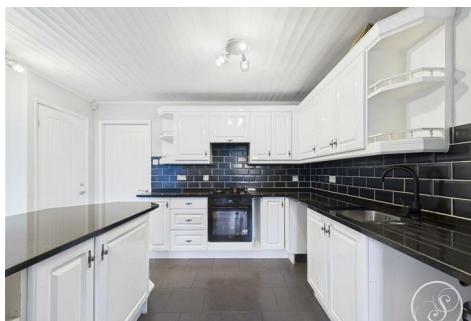




**Stoneacre**  
Properties



**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.

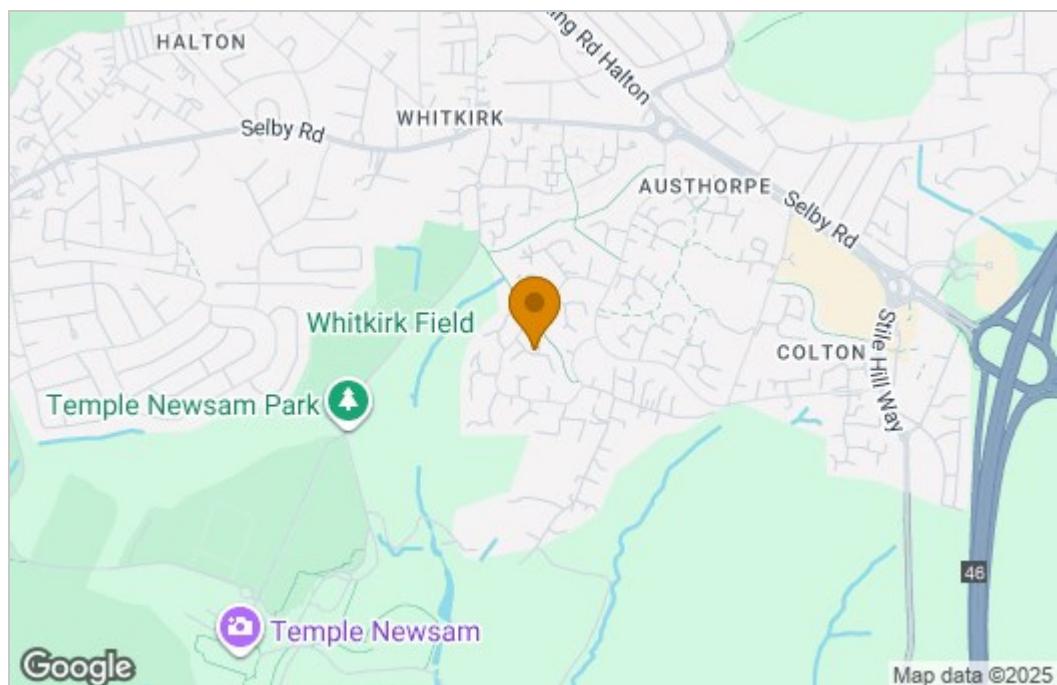
## **Garage**

Up and over door. Power and light.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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