



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Stoneacre Properties

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

0113 237 0999  
north@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



Cranewells Drive, LS15 9HB

£1,300 Per Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
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Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre Properties are delighted to offer to let 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. In addition to the rear is a garage with power and light. Unfurnished.

Available NOW!

- EPC D
- DETACHED
- EXTENDED
- COLTON VILLAGE
- THREE BEDROOMS
- GARAGE
- UNFURNISHED
- AVAILABLE NOW!

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
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### 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.

