Stoneacre Properties









## Cranewells Rise, Leeds, LS15 9HE

## £275,000

Situated in Colton Village, this semi-detached bungalow on Cranewells Rise presents an exceptional opportunity for those seeking a tranquil yet convenient lifestyle. The property boasts two well-proportioned bedrooms, making it ideal for couples, or individuals looking for a peaceful retreat. One of the standout features of this delightful bungalow is the stunning garden at the rear, which provides a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. With woodland behind, the garden offers a sense of privacy and tranquillity, making it an ideal spot for unwinding after a long day. Additionally, the property includes a brick-built garage equipped with power and light, providing ample storage or workshop space. The absence of a chain means that this lovely home is ready for you to move in without delay. This bungalow is not only a beautiful home but also situated in a sought-after location, making it a rare find in the market. With its combination of comfort, charm, and convenience, this property is sure to attract interest. Do not miss the chance to make this wonderful bungalow your new home.

## Entrance
Door to front leading into the entrance area.

## Lounge



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

## Kitchen




Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to front. External door to side.

## Inner Hall
Access into loft. Built in storage cupboard.

## Bedroom One




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

## Bedroom Two




Door leading out the rear garden. Central heating radiator.

## Bathroom



Fitted with a white suite comprising: bath with shower over, wash hand basin and wc. In addition there is a double glazed window, heated towel rail and part tiling.

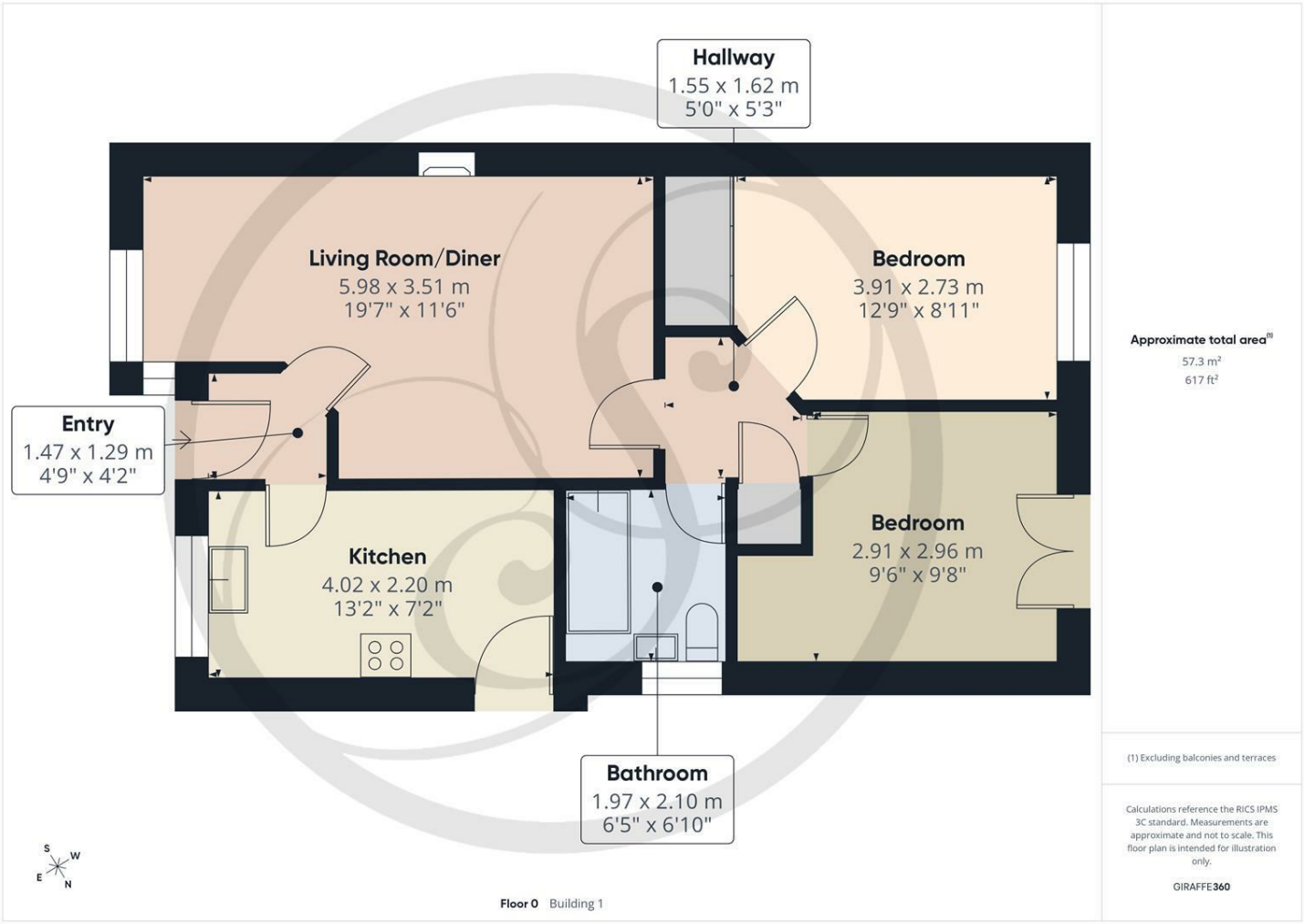
## External



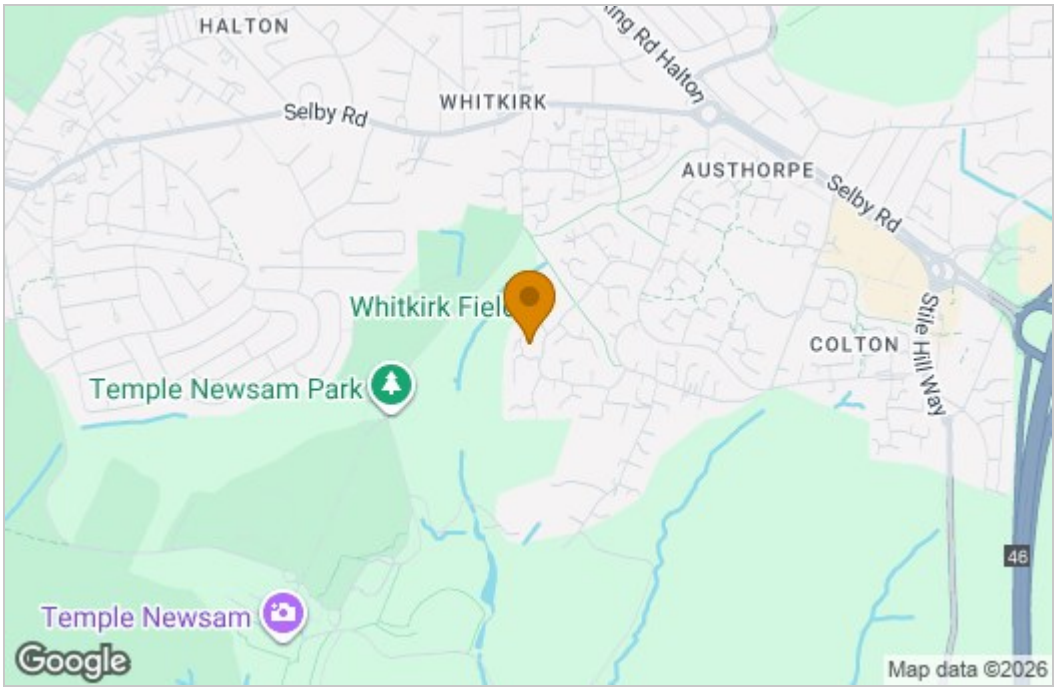
To the front is a garden with block paving that leads down the side to the garage. To the rear is a stunning garden that is mainly laid to lawn with a patio area.

## Garage
Power and light. Up and over door.

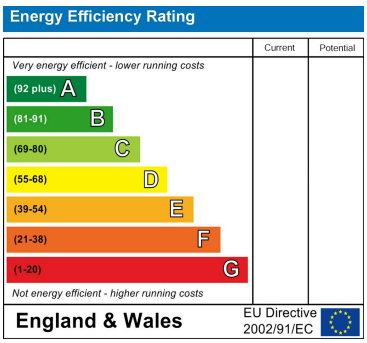
## Floor Plan

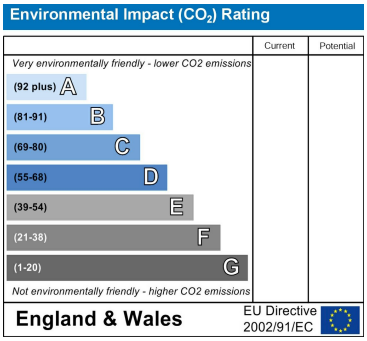



## Area Map




## Energy Efficiency Graph




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