



3 Cranmore Grove, Leeds, LS10 4QH

Offered for sale with NO ONWARD CHAIN, this two-bedroom semi-detached house would be ideal for first time buyers. Situated in a cul-de-sac in a popular residential area with good local amenities and excellent transport links a viewing is highly recommended to fully appreciate everything this property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
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dacres.co.uk   



3 Cranmore Grove, Leeds, West Yorkshire, LS10 4QH

Offers Over: £200,000



General Remarks

This two-bedroom semi-detached house would benefit from some updating but offers huge potential for anyone looking to put their own stamp on a property. Having two double bedrooms, spacious dining kitchen, off-street parking and well-maintained gardens it would be ideal for first time buyers looking to get on to the property ladder.

The ground floor accommodation comprises; - front entrance hall with stairs to the first floor, living room with a feature bay window and understairs storage cupboard, full width dining kitchen with French doors to the rear garden.

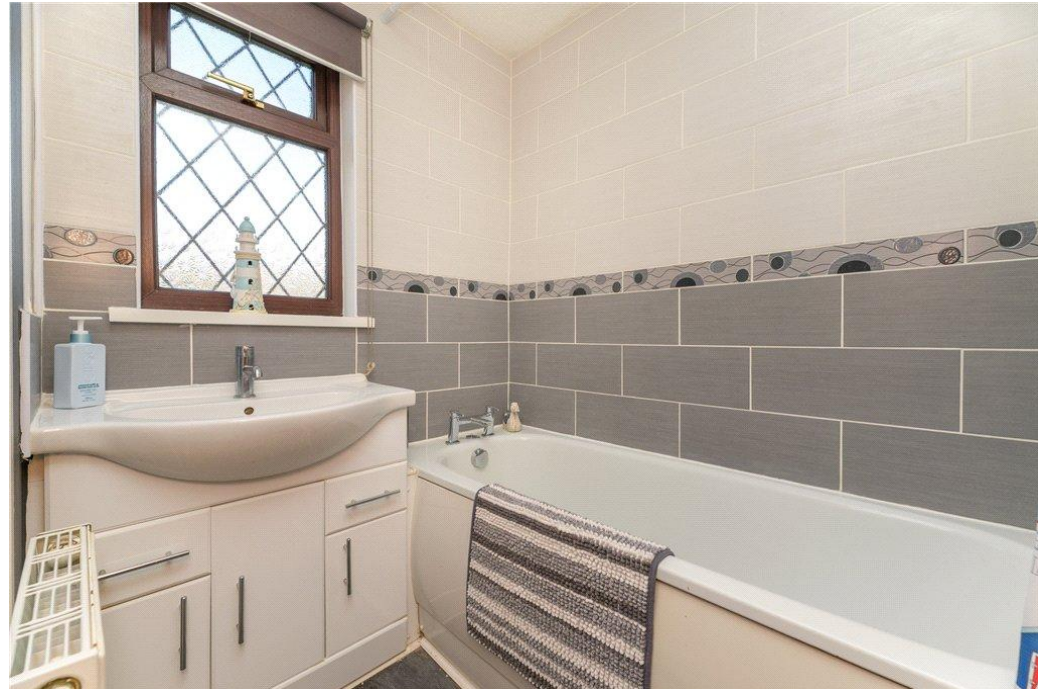
The kitchen has fitted units, plenty of worktop space and an integrated hob, oven and plumbing for a washing machine.

On the first floor there are two double bedrooms, the larger main bedroom benefits from having fitted wardrobes and overlooks the front garden. The bathroom is part-tiled and has a bath with shower over and wash basin, the WC is adjacent to the bathroom but with some remodelling it could be combined. The landing has a linen/airing cupboard and provides access to the loft which offers a useful additional storage space.

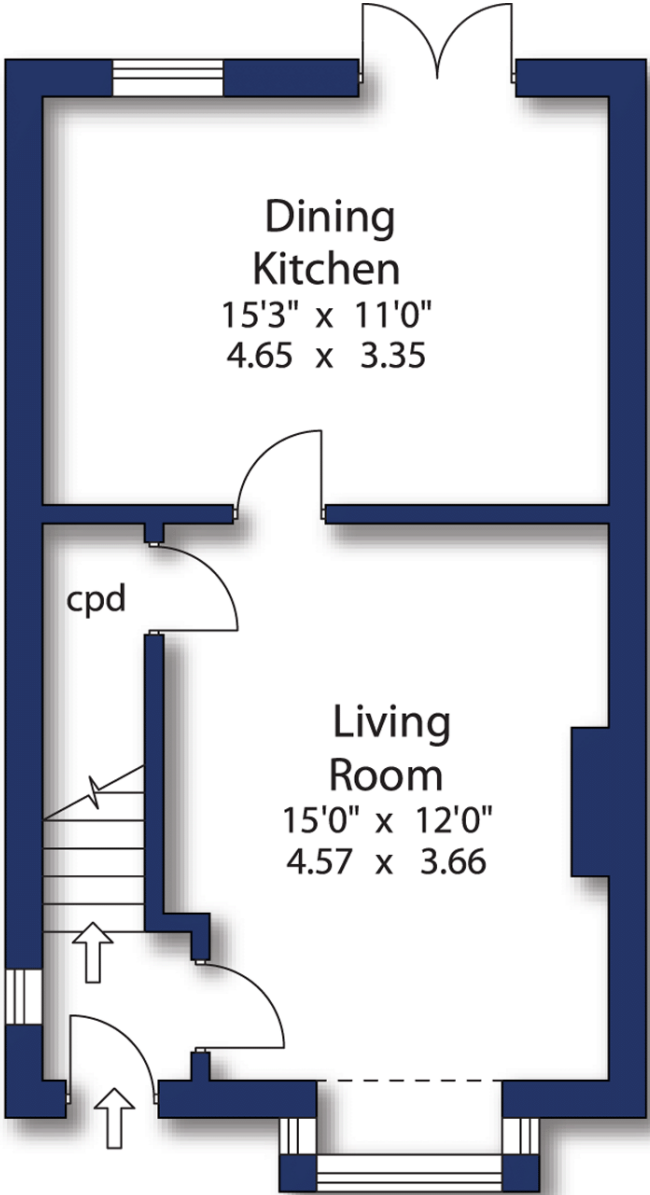
Externally, to the front of the property there is an artificial lawn and a gated driveway to the side for off-street parking. The side and rear gardens are laid to lawn and completed by decked area which is an ideal space for relaxing or enjoying a barbecue.



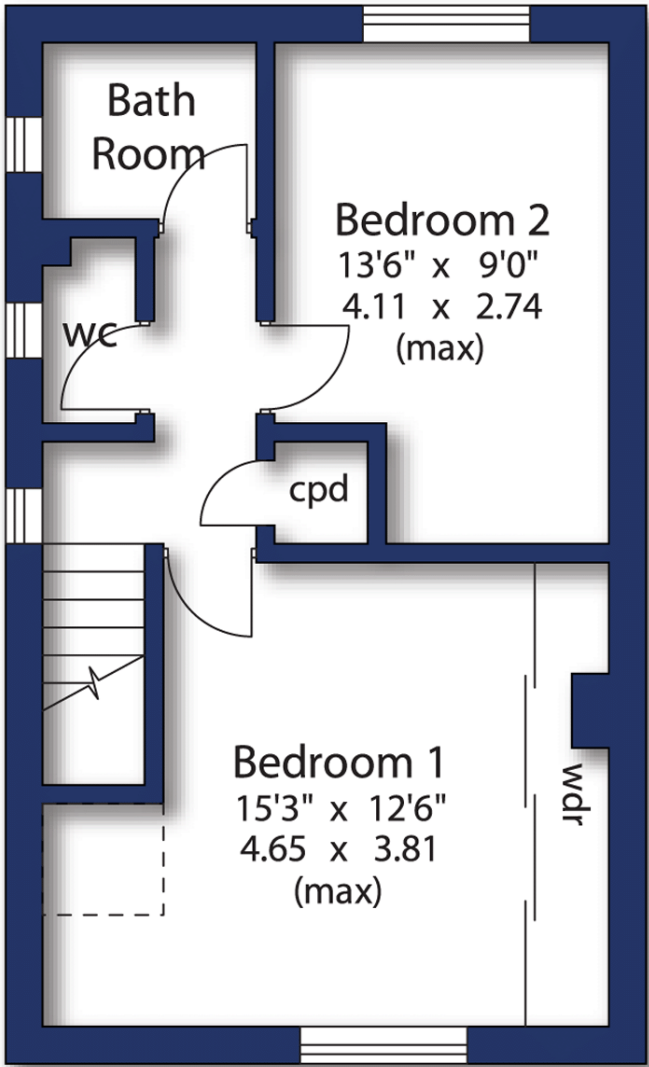




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

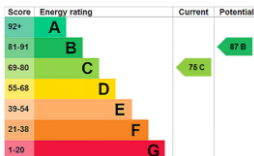
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ARRANGE A VIEWING



Call 0113 322 6333 or email
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