



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**17 Cranmer Bank, Alwoodley, Leeds, LS17 5LE**

Energy Rating: D | Council Tax Band: A

Asking Price £280,000

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IDEAL FIRST TIME BUYER OPPORTUNITY – PERFECT FOR A BUY TO LET INVESTMENT -  
EXTENDED SEMI-DETACHED PROPERTY – THREE BEDROOMS – TWO BATHROOMS – GARDENS  
TO THE FRONT AND REAR – DRIVEWAY - ADJACENT TO WOODLAND – ALWOODLEY

This extended three bedroom semi-detached is an ideal opportunity for first time buyers, growing families and buy-to-let investors. Located adjacent to woodland, close to schools, bars, pubs, restaurants, shops and playgrounds to name just some of the great amenities close by. There are gardens to the front and rear and a driveway to the exterior. Internally it briefly comprises; entrance hall, lounge dining room, kitchen, double bedroom and shower room on the ground floor. On the first floor, there are two double bedrooms, store room and house bathroom. Energy rating - D

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242  
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GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



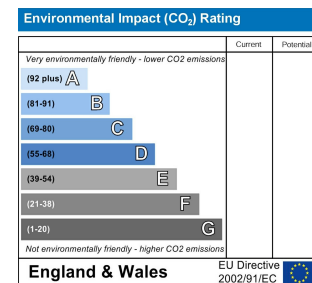
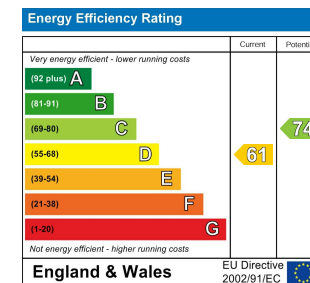
1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



CRANMER BANK, LEEDS, WEST YORKSHIRE, LS17 5LE

TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Hall**

8'6" (max) - 5'9" (max)  
Radiator and stairs to the upper level.

**Lounge Dining Room**

19'6" (max) 10'9" (max)  
Electric fire with surround, radiator and wall lights.

**Kitchen**

12'9" (max) - 7'1" (max)  
Stainless steel sink, gas hob with extractor hood, fan oven, built in storage, tiled splash back and a range of wall and base units.

**Rear Porch**

5'6" - 3'4"  
Door to the side of the property.

**Bedroom Three**

10'7" (max) - 9'9" (max)  
Radiator.

**Shower Room**

7'6" (max) - 5'6" (max)  
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, radiator and wash hand basin.

**Landing**

8'9" (max) - 6' (max)  
Stairs to the lower level.

**Master Bedroom**

16'9" (max) - 9'10" (max)  
Radiator and built in wardrobes.

**Bedroom Two**

11' (max) - 10'6" (max)  
Built in wardrobes and radiator.

**Bathroom**

6'0" (max) - 5'8" (max)  
Shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

**Front Gardens and Driveway**

Mainly block paved with parking for several vehicles.

**Rear Gardens**

Mainly paved and made private by fences.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

