



Cranmore Lane | | LS10 4AL

£169,950

Two bedroom semi | EPC D | Council Tax A

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\*\*\*TWO BEDROOM SEMI\*\*\* IN NEED OF SOME MODERNIZATION\*\*\*NO CHAIN\*\*\*

This semi-detached house represents a superb opportunity for first-time buyers and investors alike. Listed for sale, the property is in need of some modernisation, presenting a brilliant opportunity to put your own stamp on your new home or investment.

The property boasts two double bedrooms, offering ample space for rest and relaxation. The house also contains one reception room, providing a warm and inviting space for relaxation and entertainment. The reception room is accentuated by a charming fireplace, adding character and a cosy feel to the room.

The kitchen is one of the highlights of this property. It is designed in an open-plan style offering a generous dining space which is perfect for hosting dinner parties or family meals.

Adding to the unique features of this property is the separate W.C off from the main house bathroom, enhancing the convenience and functionality of the home. Outside, there is a delightful garden, offering a peaceful retreat and the potential for al fresco dining in the warmer months.

The location of the property is particularly desirable. It is situated in a sought-after area with good proximity to local schools, making it an ideal choice for families.

In all, this property offers great potential. With some modernisation, this house could be transformed into a stunning, contemporary home. Its unique features and advantageous location make it a tempting prospect for first-time buyers looking to make their mark, or for investors seeking a worthwhile addition to their portfolio.

## Ground Floor

### Hallway

Entrance door leads into the entrance hallway, stairs to the first floor, door to:

### Living Room 4.64m x 3.67m (15'3" x 12'0")

Feature fire, T.V point, central heating radiator, under stairs cupboard, door to:

### Kitchen/Dining Room 3.32m x 4.64m (10'11" x 15'3")

Wall and base units, built in oven, hob and extractor over, plumbed for washing machine and space for fridge freezer, sink and drainer unit, open plan to the dining room area with ample space for dining table and chairs, central heating radiator and double glazed windows and door.

## First Floor

### Landing

Double glazed window to the side, door to storage cupboard, doors to:

### Bedroom 1 3.79m x 4.64m (12'5" x 15'3")

Double glazed window, central heating radiator.

### Bedroom 2 4.17m x 2.40m (13'8" x 7'10")

Double glazed window, central heating radiator.

### Bathroom 1.58m x 2.14m (5'2" x 7'0")

Panelled bath with shower over, vanity wash hand basin, double glazed window,

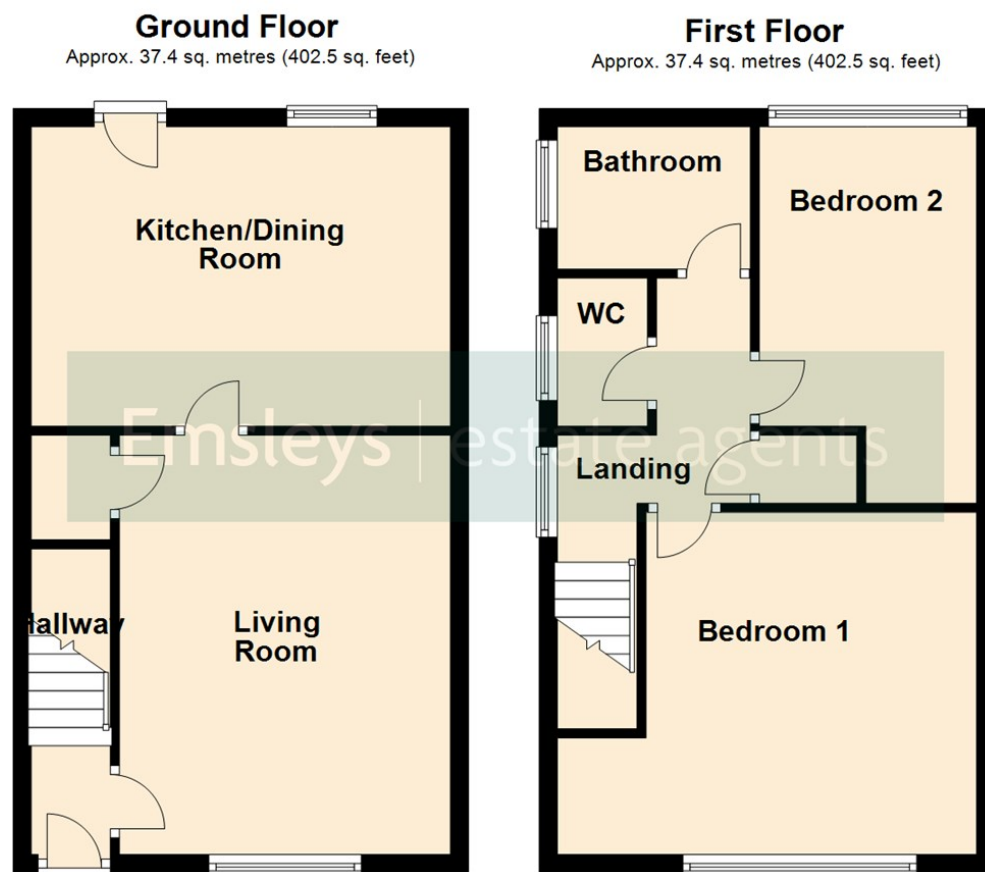
### WC

Low flush W.C, double glazed window

### External

To the front is a small boundary wall and wrought iron gate, Lawn to the front and path to the side leads to the rear garden which is mainly lawn. There is a small driveway providing off street parking.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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