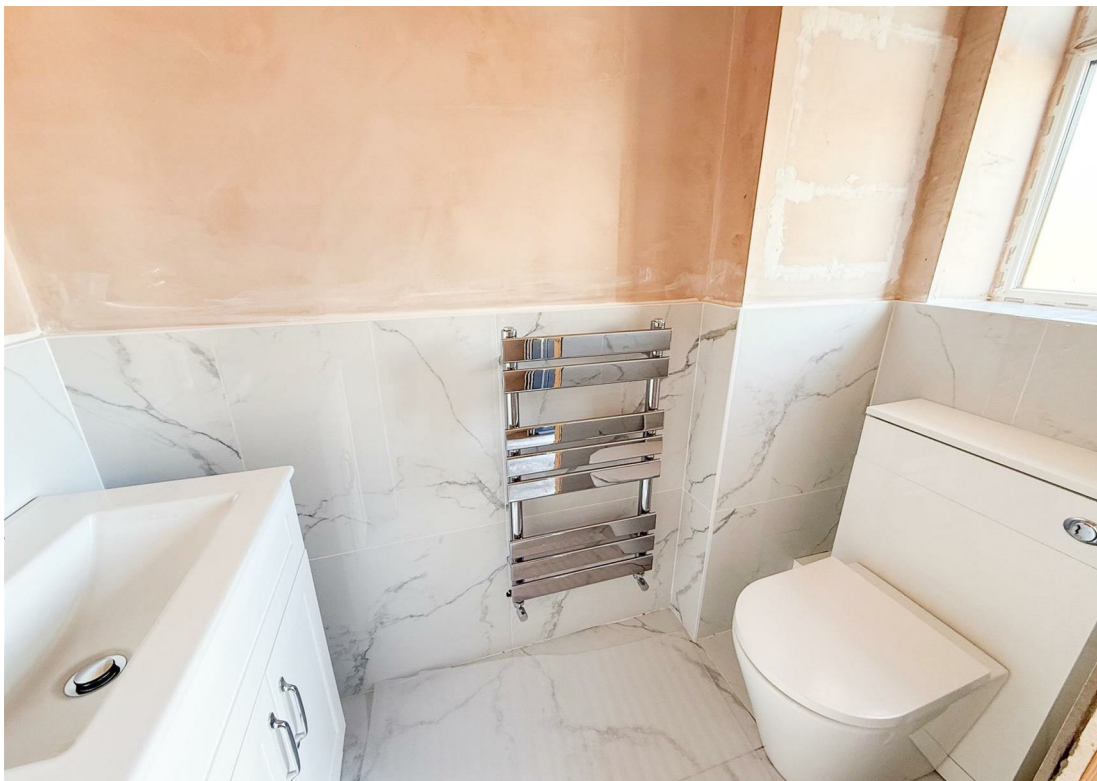


# 32 Vernon Place, Stanningley, Pudsey, LS28 6EX







## 32 Vernon Place

### £360,000

Cornerstone is delighted to offer for sale this brand new spacious four-bedroom, three-storey, two-bathroom townhouse located in the popular suburb of Stanningley, Pudsey, Leeds.

LAST PLOT REMAINING - Plot 2 is a spacious stone-built four-bedroom townhouse by Leeds Construction Services (Developments) Limited.

This beautiful, premium townhouse is located just one mile from Pudsey's historical Town Centre, around 1 mile from Farsley's popular centre and approximately six miles from the heart of Leeds City Centre.

The location of this property is brilliant with easy access to the ring road which also allows easy access to Bradford City Centre and the motorway network (M1 & M62). Situated on a bus route and with New Pudsey Train Station just a mile away, this is a well-served and connected location.

There is an endless range of excellent amenities found locally and within walking distance. The nearby centres of Pudsey and Farsley offer even more choice, meaning you are simply spoilt for choice.

The area has good local schools with plenty of parks and leisure facilities close by. Stanningley is ever becoming a popular area of Leeds with ample local investment and a strong demographic of young professionals moving to the area due to its good value for money, its connectivity and its proximity to Pudsey, Farsley and being a relatively easy commute to Leeds & Bradford city centres.

#### AVAILABILITY

SHADED GREEN – PLOTS 1 AND 3 ARE SOLD.

UNSHADED – PLOT 2 IS AVAILABLE TO BUY NOW.

## SPECIFICATION HIGHLIGHTS

This beautiful home has the following features:

- Ground floor comprising an entrance hallway, ground floor toilet, open plan modern fitted kitchen/diner designed to maximise space, and a sizable lounge with bi-folding doors into the rear garden.
- The Kitchen includes an integrated oven, a gas hob, a 1.5 sink with a drainer, and an integrated dishwasher.
- First Floor comprising a landing, three bedrooms, and a stylish family bathroom with modern fixtures and fittings.
- The Second Floor comprises a spacious main bedroom with an en-suite.
- Low energy LED inset spotlights in the kitchen/diner and main bedroom.
- Flooring will include laminate in the kitchen and carpets throughout.
- This home will be fitted with a gas-condensing combination boiler and benefit from an alarm system.
- The property has two parking spaces.
- This home is sold with an electric vehicle charging point.
- The property has a 10-year homeowner's insurance back structural warranty through Advantage Home Construction Insurance (AHCI).

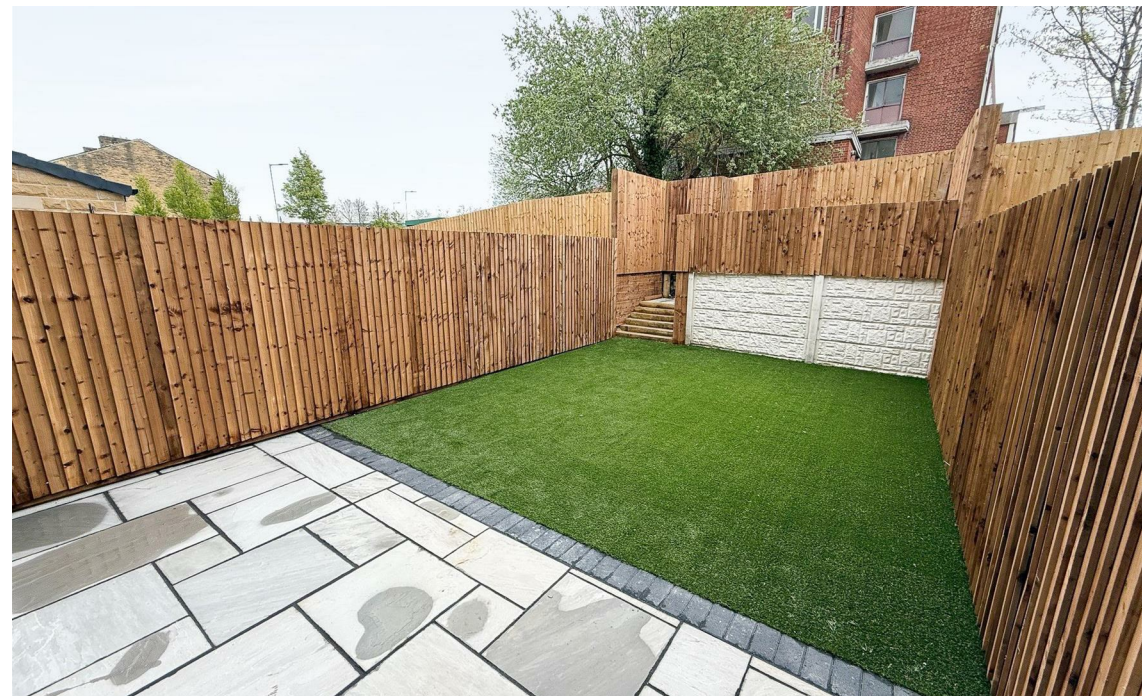
## IMPORTANT INFORMATION

Tenure - Freehold.

Reservation Fee - a £500.00 reservation fee will be payable to secure this plot.

ANTI MONEY LAUNDERING - Purchasers will need to produce identification documentation and complete our anti-money laundering checks.

We endeavour to make our particulars accurate and reliable. However they are only a general guide to the property and if there is any aspect of our particulars that is of importance to you, please contact the Cornerstone and we will be happy to check where we reasonably can. All



drawings in this brochure are for illustration purposes only. The completed product/home may differ slightly.

Imagines & Measurements: The Imagines shown are partially or fully computer generated and the final finished product may differ from these imagines. All floor plans and measurements cannot be relied upon as accurate, measurements are for general guidance only.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER CORNERSTONE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY CONCERNING THIS PROPERTY AND PROPERTIES.

Local Authority  
Leeds City Council

Council Tax Band  
New Build

| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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