

CORNERSTONE

Sales & Lettings

LAST PLOT REMAINING

Plot 2, Vernon Place

Stanningley, Pudsey, Leeds, LS28 6EX

£360,000

4 BEDROOMS

2 BATHROOMS

1,322 SQ FT

FREEHOLD

Selected photography has been AI enhanced, digitally edited and/or virtually furnished to provide a rough guide to the potential finished appearance. Please see the full disclaimer within this brochure.

A RARE FINAL OPPORTUNITY

A beautifully designed new home with space, style and a superb connection to the garden.



One last chance to secure a brand-new stone townhouse at Vernon Place.

Arranged over three well-planned floors, Plot 2 combines a traditional stone exterior with a crisp contemporary interior. The layout offers four bedrooms, two bathrooms, a generous dining kitchen, a separate rear lounge/dining room and a private low-maintenance garden.

4

BEDROOMS

2

BATHROOMS

2

PARKING
SPACES

10

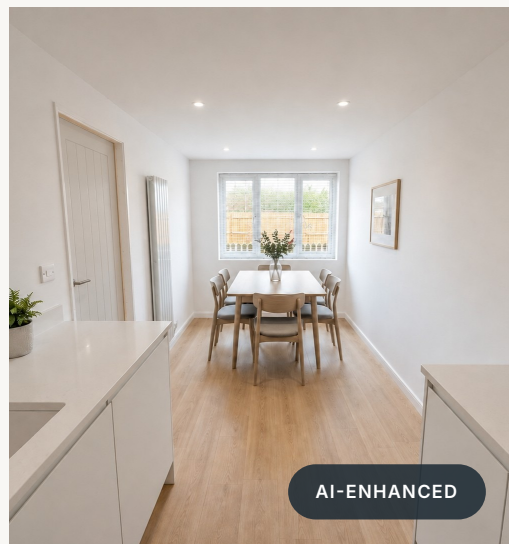
YEAR
AHCI WARRANTY

Bi-folding doors open the lounge/dining room directly onto the patio, creating an easy flow for family life, summer entertaining and relaxed weekends at home.

The property benefits from a 10-year structural warranty through Advantage Home Construction Insurance (AHCI).

THE DINING KITCHEN

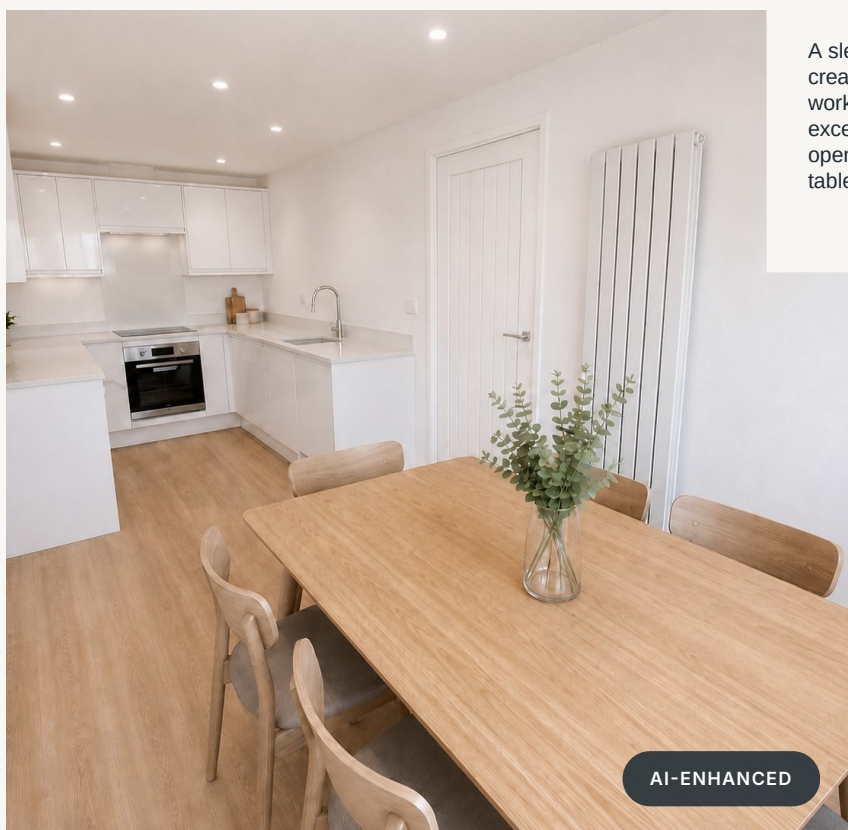
Clean lines. Excellent proportions. A bright social heart to the home.



THE KITCHEN

Designed for cooking, dining and time together.

A sleek white kitchen sits naturally within the dining space, creating a bright and sociable room for everyday life. Quartz worktops, an inset sink, integrated cooking appliances and excellent storage deliver a clean, practical finish, while the open proportions leave ample room for a substantial dining table.



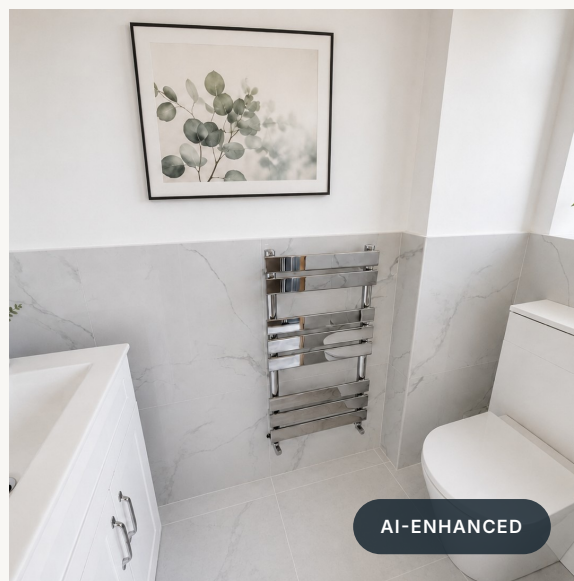
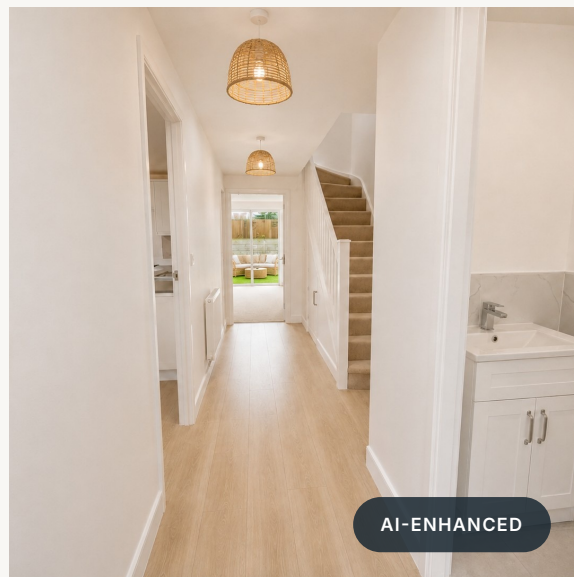
GROUND-FLOOR LIVING

A welcoming entrance, useful storage and a layout made for everyday life.



Hallway & circulation

A bright entrance hall provides a clear route through the house, with the staircase rising to the upper floors and access to the ground-floor rooms.

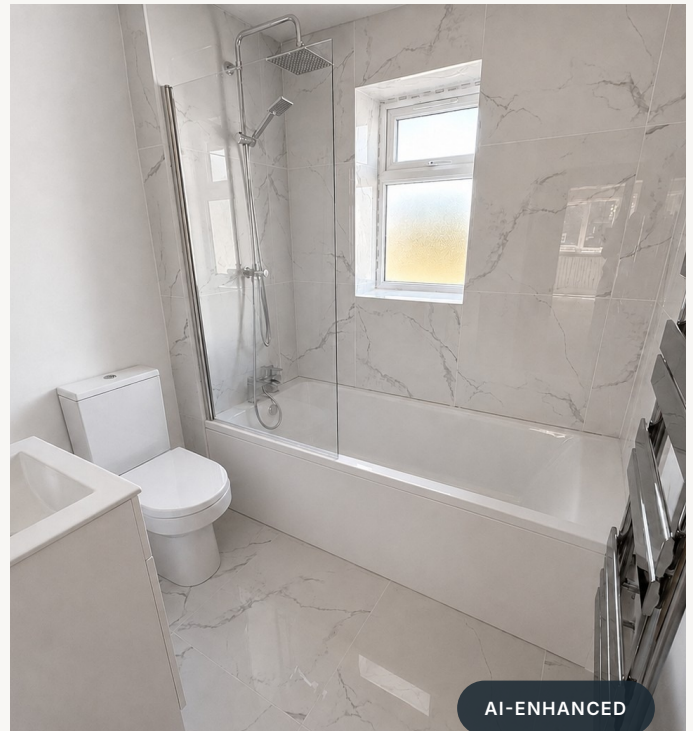
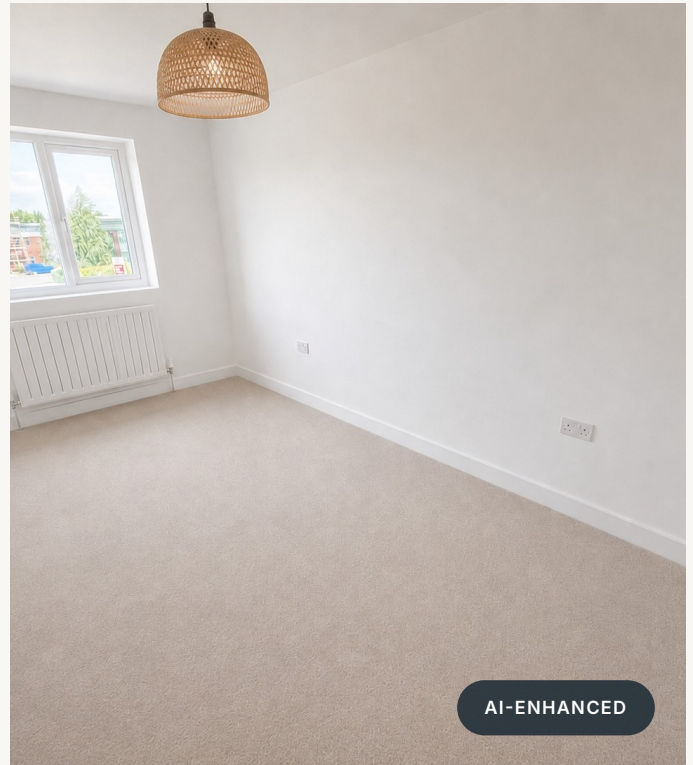


Guest WC

The contemporary guest WC is fitted with a white suite, vanity storage and marble-effect tiling for a smart, cohesive finish.

THE FIRST FLOOR

Three flexible bedrooms and a beautifully finished family bathroom.



The first floor provides three bedrooms, each finished in a calm neutral palette. The rooms offer flexibility for children, guests, home working or dressing space.

The family bathroom includes a bath with shower above, wash basin, WC, marble-effect tiling and a heated towel rail.

THE PRINCIPAL SUITE

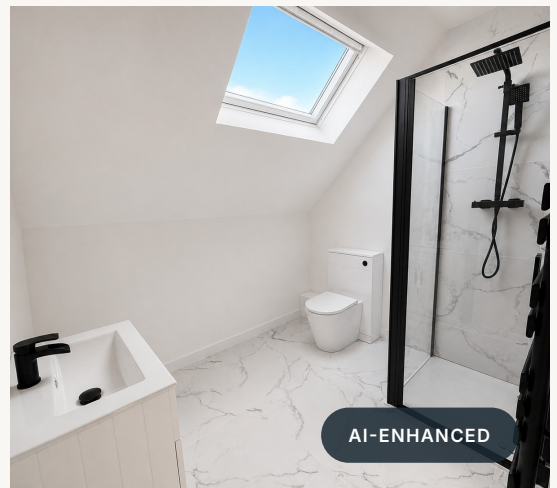
A private top-floor retreat with excellent space and its own en-suite.



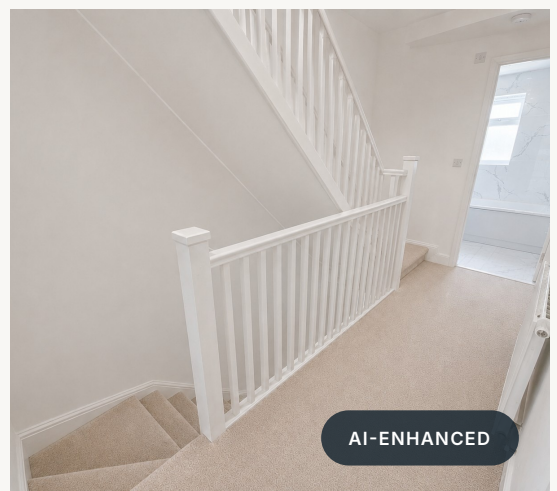
AI-ENHANCED



AI-ENHANCED



AI-ENHANCED



AI-ENHANCED

The second floor is devoted to the spacious principal bedroom. Its generous proportions allow room for a substantial bed, wardrobes and additional furniture, while the upper-floor position creates a welcome sense of privacy.

The en-suite shower room is finished with contemporary sanitaryware, a black-framed shower enclosure and marble-effect tiling. Low-energy LED inset spotlights complete the suite.

OUTSIDE SPACE

A private, enclosed garden designed for easy maintenance and relaxed entertaining.



AI-ENHANCED VISUAL

The rear garden includes a paved patio immediately outside the bi-folding doors and an artificial lawn beyond, all enclosed by timber fencing.

The property also benefits from two parking spaces, an electric vehicle charging point and an alarm system.

Two spaces

Convenient off-road parking.

EV charging

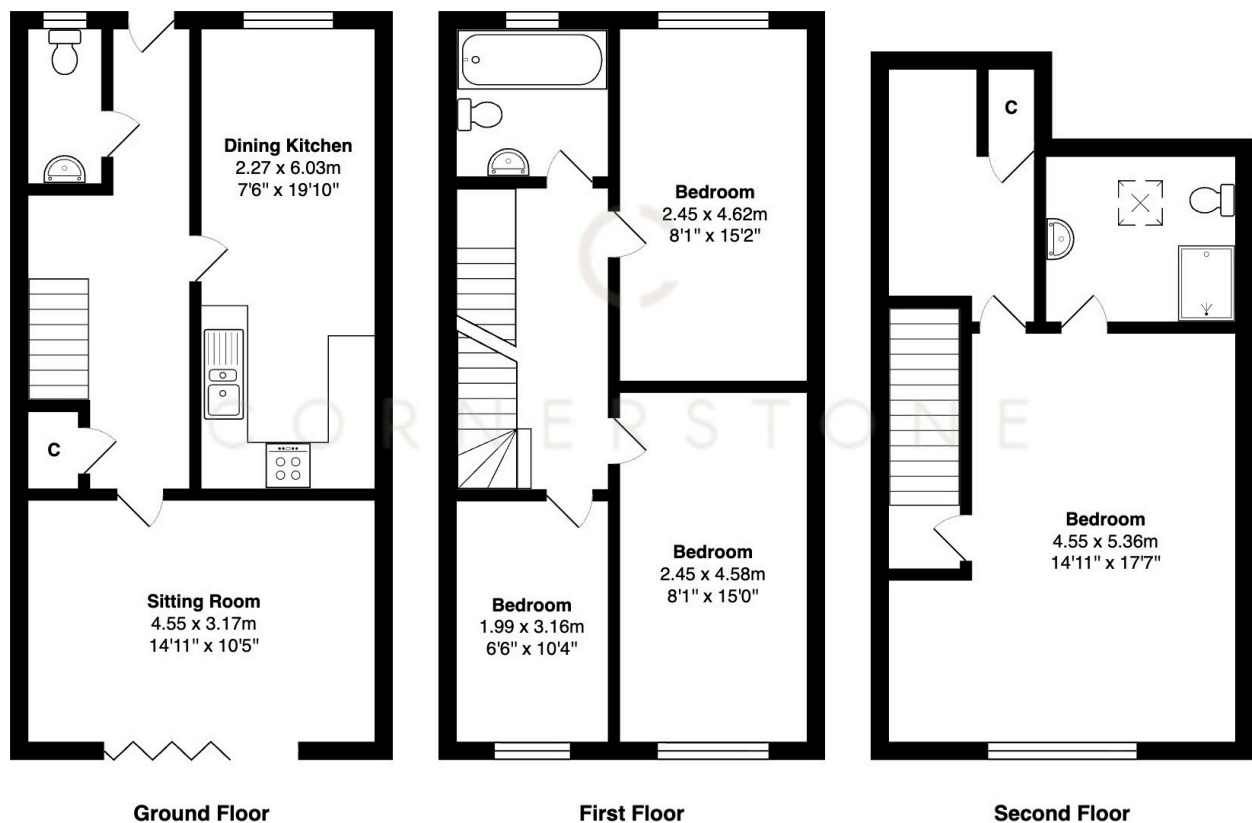
Ready for modern motoring.

Low maintenance

Patio and artificial lawn.

LAYOUT & SPECIFICATION

Four bedrooms arranged across three thoughtfully planned floors.



Total Area: 122.8 m² ... 1322 ft²

All measurements are approximate and for display purposes only

- Entrance hall, ground-floor WC and useful storage
- Rear lounge/dining room with bi-folding doors
- Contemporary family bathroom
- Laminate flooring to the kitchen and hallway; carpets elsewhere
- Low-energy LED inset lighting
- Two parking spaces
- Front dining kitchen with integrated appliances
- Three first-floor bedrooms
- Top-floor principal bedroom with en-suite and storage area
- Gas-condensing combination boiler
- Alarm system and electric vehicle charging point
- 10-year structural warranty through Advantage Home Construction Insurance (AHCi)

STANNINGLEY, PUDSEY

Well connected to Pudsey, Farsley, Leeds and Bradford.

A convenient West Leeds location

Vernon Place sits approximately one mile from Pudsey town centre, around one mile from the popular centre of Farsley and approximately six miles from Leeds city centre.

New Pudsey railway station is also approximately one mile away. Nearby bus routes and access to the ring road provide useful connections towards Leeds, Bradford and the wider motorway network.

PUDSEY

FARSLEY

NEW PUDSEY STATION

LEEDS

BRADFORD

M1 & M62 ACCESS

Why buyers choose this area

The surrounding area provides a broad choice of supermarkets, independent businesses, cafés, restaurants, bars, schools, parks and leisure facilities.

Stanningley has become increasingly popular with families and professionals seeking good value, strong transport links and easy access to both city and town-centre amenities.

IMPORTANT INFORMATION

PRICE

£360,000

APPROXIMATE SIZE

1,322 sq ft / 122.8 sq m

COUNCIL TAX

Band TBC

PARKING

Two spaces

TENURE

Freehold

RESERVATION FEE

£500

EPC

Ask agent / TBC

WARRANTY

10-year AHCI

CORNERSTONE

Sales & Lettings

ARRANGE YOUR VIEWING

Plot 2, Vernon Place

The last remaining home in this attractive stone-built development.

VIEWING & CONTACT

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PROPERTY SNAPSHOT

Freehold | Four bedrooms | Two bathrooms | Guest WC | Two parking spaces | EV charging | 10-year structural warranty through Advantage Home Construction Insurance (AHCI).

PHOTOGRAPHY & CGI NOTICE

Selected photographs within this brochure have been AI enhanced, digitally edited and/or virtually furnished. They are intended solely to provide a rough guide to the potential appearance of the completed property. Final finishes, specification, decoration, flooring, furniture, landscaping and external surroundings may differ. Furniture, vehicles, plants and accessories shown are not included unless confirmed in writing. Buyers should inspect the property and confirm the exact specification before reservation or exchange of contracts.

PROPERTY PARTICULARS

These particulars are issued in good faith as a general guide and do not constitute representations of fact or form part of any offer or contract. Measurements and floorplans are approximate. Prospective purchasers should independently verify all matters of importance through their legal adviser, surveyor and lender.

ANTI-MONEY LAUNDERING REQUIREMENTS

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction.

As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide:

- Proof of identity
- Proof of address
- Evidence of the source of funds

We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks.

We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations.

All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

