





CORNERSTONE

# 19 Sandstone Drive, Farnley, Leeds, LS12 5SU



2 x  | 4 x  | 3 x  | 2 x  | B 





# 19 Sandstone Drive

## Guide Price £345,000

### Introduction

The First Viewings – Saturday 9th May 2026 by appointment only.

Cornerstone are delighted to present for sale this spacious and extended four-bedroom semi-detached home, complete with a garage, south-facing solar panels, and a beautifully positioned south-facing rear garden. Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a smooth and straightforward move.

### No Onward Chain

One of the key advantages of this property is that it is sold with no onward chain. This means the seller is not relying on purchasing another property, which significantly reduces the risk of delays or complications within the buying process. As a result, buyers can often benefit from a faster transaction, greater certainty, and a more seamless overall experience.

### The Location

The property occupies a particularly desirable position within a popular residential development on the fringe of Pudsey in Farnley. This specific setting forms an attractive enclave of homes surrounded by greenery, offering a peaceful feel that is increasingly sought after. Located adjacent to Farnley Beck and within a short walk of Pudsey Post Hill, a designated nature area known for its woodland, open spaces, and scenic walking routes, the home enjoys the best of outdoor living right on its doorstep. Being close to such natural surroundings provides a calming environment, promotes wellbeing, and offers excellent opportunities for walking, exercise, and family time outdoors.

Despite its tranquil setting, the property remains exceptionally well connected. Pudsey Centre is within easy reach, offering a wide range of shops, supermarkets, cafés, and everyday amenities. Leeds City Centre is approximately 3.5 miles away and provides an outstanding selection of retail, dining, and leisure facilities, along with major employment hubs and excellent transport links. Whether it's shopping at Trinity Leeds, enjoying the city's vibrant restaurant scene, or commuting for work, everything is within convenient reach. The property is also located just a few minutes' drive from the Leeds Ring Road, making travel across the city and beyond both quick and accessible. This balance between green surroundings and urban convenience will make this location particularly appealing to a wide range of buyers.

## The Accommodation

Externally, the property offers immediate kerb appeal with a block-paved driveway providing off-street parking with access to a garage with power and lighting, ideal for additional storage or practical use. A planted border enhances the frontage, while the position opposite a grassed area with a woodland backdrop creates a premium feel and ensures the home is not directly overlooked from the front.

Internally, the property is entered via a composite front door into a welcoming hallway, which provides access to a ground floor WC, the staircase to the first floor, and the main living accommodation. The sitting room is stylishly presented in a contemporary colour scheme, complemented by coving to the ceiling and a fireplace that creates a natural focal point. A front-facing window allows in plenty of natural light while offering a pleasant outlook over the greenery beyond. The sitting room also benefits from useful under-stair storage and French doors that lead through to the dining room.

The dining room is neutrally decorated with coving and flows seamlessly into an impressive kitchen area through an open archway, creating a sociable and connected space. From the dining room, a sliding door leads into the conservatory, which provides a lovely additional reception area with views out over the south-facing rear garden.

The kitchen itself is well appointed, offering a generous range of cupboard and worktop space, complemented by tiled splashbacks. Integrated appliances include an oven with grill, a hob with extractor hood, a dishwasher, and a tumble dryer, and space for a washing machine, ensuring the space is both practical and functional for everyday living. A UPVC door provides direct access out to the rear garden from the kitchen.

To the first floor, the property offers four well-proportioned bedrooms and a family bathroom. The principal bedroom is particularly impressive, benefiting from its own en suite, a walk-in wardrobe, and fitted bedroom furniture, creating a comfortable and well-designed private space. The family bathroom is ideally suited to modern living, featuring both a bath and a separate shower enclosure, catering perfectly to the needs of a busy household. Additional storage is provided via a boarded loft with a pull-down ladder and lighting, adding further practicality to the home.

## Garden

The rear garden is undoubtedly one of the highlights of the home. Being south-facing, it enjoys sunlight throughout the day, making it an ideal space for relaxing or entertaining during the warmer months. The garden can be accessed from both the kitchen and the conservatory, creating a seamless connection between indoor and outdoor living. It features a block-paved patio area, a well-maintained lawn, and an array of planted borders that add colour and character, resulting in a space that is both functional and visually appealing.

## Energy Efficiency

A notable feature of the property is the inclusion of south-facing solar panels, which are owned outright and will be included within the sale. Solar panels are an increasingly desirable addition, helping to reduce electricity costs, improve energy efficiency, and lower the environmental impact of the home. Reflecting this, the property achieves an excellent EPC rating of 89, placing it within band B, which is indicative of lower running costs and strong overall energy performance.

## Summary

This is a fantastic opportunity to acquire a spacious, well-presented, family home in a highly desirable location. With its combination of peaceful green surroundings, excellent access to local amenities and Leeds City Centre, and the added benefit of no onward chain, this property is sure to appeal to a wide range of buyers.

Viewing is highly recommended, with first appointments available on Saturday 9th May 2026, by appointment only.

## Important Information

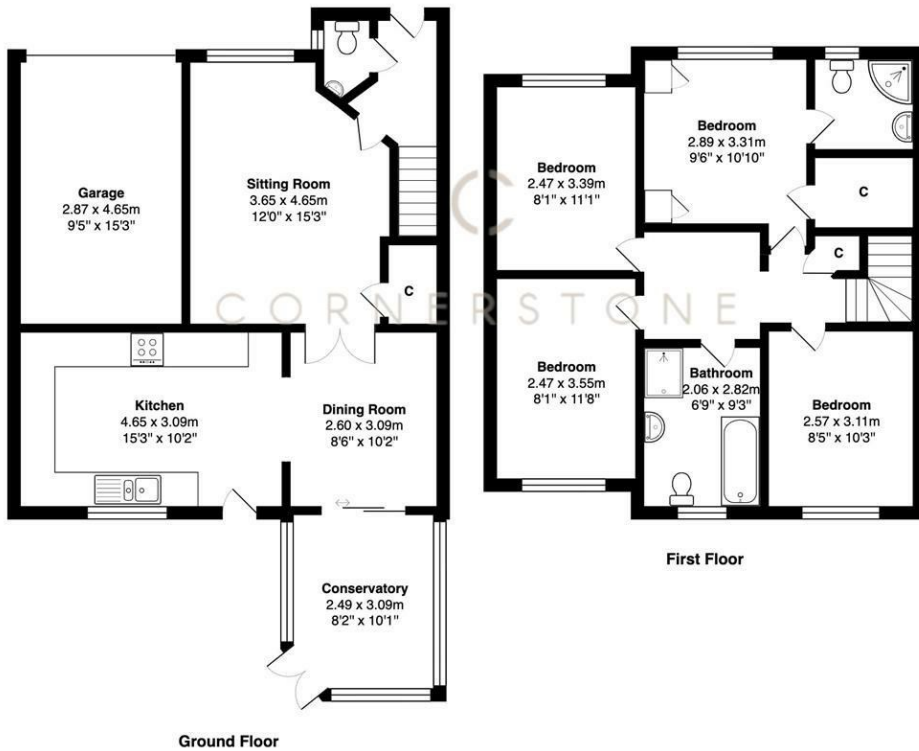
TENURE - Freehold

Council Tax Band C.

No Onward Chain.

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 giftors) will be required to provide: Proof of Identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (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.





Total Area: 124.4 m<sup>2</sup> ... 1339 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. 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 which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

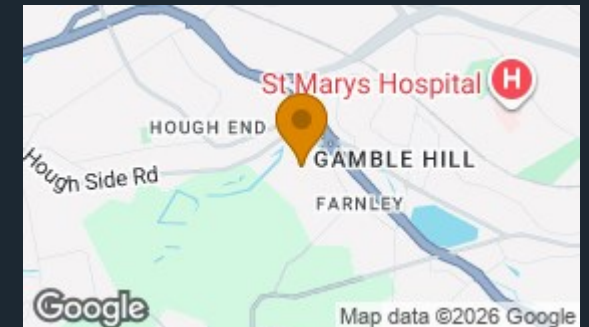
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. 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 Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority  
Leeds City Council

Council Tax Band  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		89	89
(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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