



CORNERSTONE

9 Cavendish Rise, Pudsey, Leeds, LS28 9BS



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9 Cavendish Rise

Guide Price £259,950

Cornerstone is delighted to offer for sale this great end terrace property with three double bedrooms, and a study/nursery. This property is located in a popular area of Pudsey on a cul-de-sac just off Hough Side Road.

The property's location is brilliant being close to the centre of Pudsey which has a range of many amenities including many cafes, bars, and restaurants.

The historic textile town of Pudsey also offers many shopping facilities including many supermarkets. Pudsey benefits from having a couple of parks and several good local schools.

It is an excellent commuter location with brilliant links to Leeds and Bradford city centres either via road or rail.

The property's accommodation comprises a ground-floor hallway, sitting room, dining room and kitchen.

The first floor comprises a landing that leads to two spacious double bedrooms, a study/nursery and a family bathroom. A second staircase leads to the second floor.

The second floor comprises a spacious double bedroom with en-suite.

Externally the property has a gravelled driveway and a fantastic rear garden that benefits from a timber deck and a patio perfect for sitting out and enjoying the summer sun with its west-facing aspect. The property also has a detached garage with power.

To conclude this is a brilliant property in an excellent location that we expect to be popular given its price and size.

Hallway

You enter the property through a white uPVC door. The decor is neutral, the hallway leads to the sitting room, and the staircase to the first floor.

Sitting Room

The sitting room is neutrally decorated with coving to the ceiling and a large double-glazed window to the front elevation exists. A lovely focal point is an Adam-style fireplace with a polished black granite hearth. The flooring is Oak style laminate and a square arch leads through into the dining room.

Dining Room

A neutrally decorated dining room with coving to the ceiling and a dado rail. Double-glazed French doors open out to the rear garden. The oak-style laminate flooring continues from the sitting room. A door leads into the kitchen.

Kitchen

The kitchen benefits from ample lower and upper-level cupboards finished in white and grey. A contrasting black worktop is present with tiled splashbacks. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer, an integrated oven, a four-ring ceramic hob with a stainless steel extractor hood above, space for a washing machine, and a tumble dryer or fridge freezer. The kitchen also benefits from an under-staircase pantry. The kitchen has inset spotlights and a double-glazed window that looks out over the rear garden.

Landing

A neutrally decorated landing with a double-glazed window. The landing leads to two double bedrooms, a study/nursery, the family bathroom, and the second staircase to the second floor.

Double Bedroom One

A neutrally decorated double bedroom with fitted wardrobes with mirrored sliding doors. A double-glazed window exists to the front elevation that offers an amazing far-reaching view towards Post Hill.

Double Bedroom Two

A neutrally decorated double bedroom with a double-glazed window to the rear elevation.

Study/Nursery

A neutrally decorated study/nursery with a double-glazed window to the front elevation. It offers an amazing far-reaching view again towards Post Hill.

Family Bathroom

A neutrally finished and predominately tiled bathroom that comprises a bath with a shower screen and an electric shower, a pedestal wash basin, a toilet, and a chrome towel radiator. A frosted double-glazed window is present.

Principal Bedroom

A commanding principal bedroom with an en-suite located on the second floor. This bedroom is predominately neutrally decorated with inset spotlights and a papered feature wall. A large double-glazed window exists at the rear elevation.

En-Suite

A partially tiled en-suite that is finished neutrally. It comprises a large shower enclosure, a pedestal wash basin, a toilet, and a chrome towel radiator. A frosted double-glazed window is present.

Driveway

The property has a graveled driveway. A graveled path leads up the side of the property to the rear garden. The rear garden is accessed through a gate.

Rear Garden

The rear garden comprises a patio and a raised timber decked area. The rear garden is west-facing making it perfect for sitting out on an evening. A number of steps lead from the rear garden into the detached garage.

Detached Garage

The detached garage by vehicle is accessed by a lane that leads from the head of the cul-de-sac to the rear of the property. The garage has an up-and-over door, it also has power and can be accessed by a side door from the rear garden up a couple of steps.

Important Information

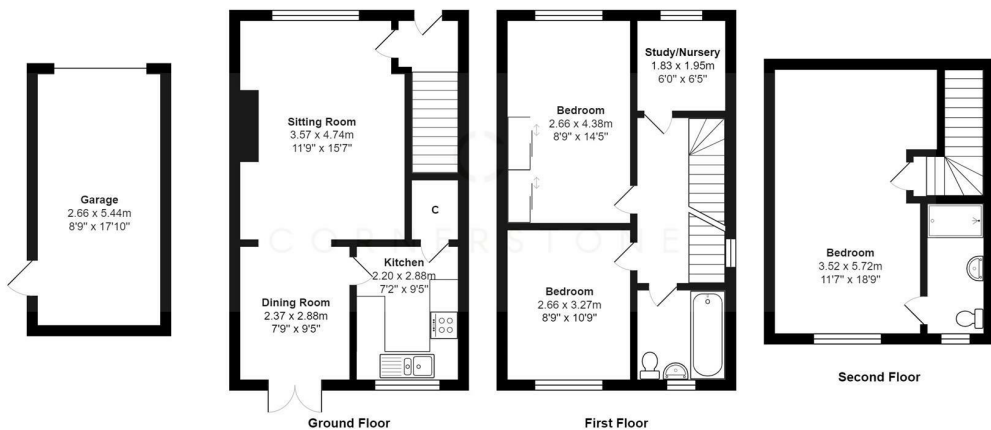
TENURE - FREEHOLD.

Council Tax Band B.

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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.





Total Area: 114.0 m² ... 1227 ft²
All measurements are approximate and for display purposes only

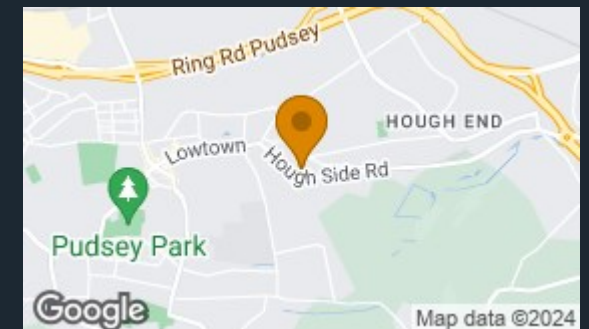
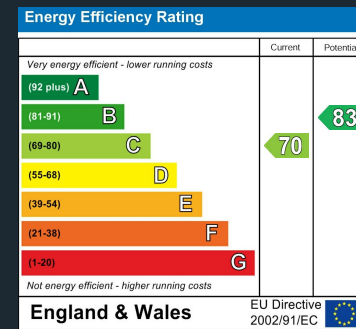
3. Measurements: These approximate room sizes are only intended as general guidance.

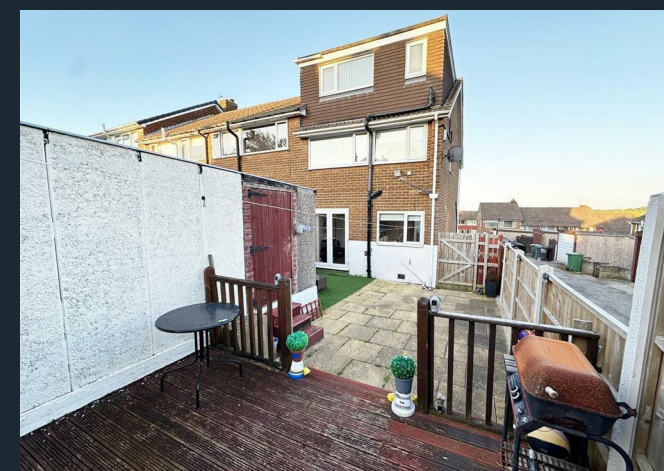
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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