

Cardwell Road, Leeds LS14 1FL



welcome to

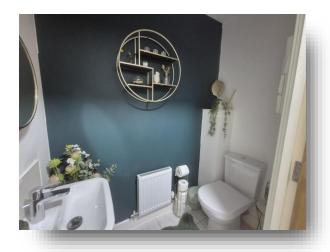
Cardwell Road, Leeds

This stunning detached property offers four spacious bedrooms, including a luxurious en-suite. The heart of the home is an open-plan kitchen and dining area, featuring elegant French-style patio doors that open onto a low-maintenance rear garden.













Ground Floor Lounge

The lounge is well-maintained and cosy, featuring soft carpeting throughout for added comfort. Large windows on three sides flood the space with natural light, while a central heating radiator ensures warmth all year round—creating an inviting atmosphere for relaxation.

Kitchen/Diner

The open-plan kitchen and dining area is the heart of the home, featuring fully fitted wall and base units with integrated appliances for a sleek, modern finish. A large window to the front and French-style patio doors to the rear flood the space with natural light and provide easy access to the garden. There's ample room for a dining table, creating a welcoming space for family meals and entertaining.

Utilty Room

The utility room is designed for convenience, featuring wall and overhead units for additional storage and an integrated washing machine. A side door provides easy external access, making household chores simple and efficient.

Guest W/C

Convenient guest W/C, complete with a modern wash hand basin and stylish finish—perfect for visitors and everyday use.

First Floor Bedroom One; En-Suite

The master bedroom with a window overlooking the rear garden and a central heating radiator for year-round warmth. The adjoining en-suite is fully tiled and features a modern shower, wash hand basin, and W/C, complemented by a central heating radiator for added comfort.

Bedroom Two

Carpeted throughout.

Bedroom Three

Built in storage, carpeted throughout, central heating

radiator.

Bedroom Four

Built in wardrobes, carpeted throughout, two windows, central heating radiator.

Bathroom

The family bathroom incorporates a stylish threepiece suite, including a bathtub with shower facilities, a wash hand basin set within an integrated storage unit, and a W/C. Fully tiled for a sleek and modern finish, this space combines practicality with contemporary design.





welcome to

Cardwell Road, Leeds

- DETACHED FOUR-BEDROOM HOME
- MASTER BEDROOM WITH EN-SUITE
- OPEN-PLAN KITCHEN AND DINING AREA
- FRENCH-STYLE PATIO DOORS TO REAR GARDEN
- UTILITY ROOM AND GUEST W/C ON GROUND FLOOR

Tenure: Freehold EPC Rating: B

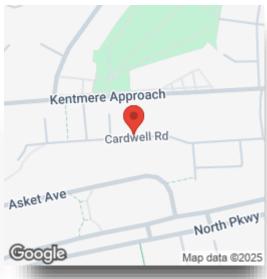
Council Tax Band: D

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT111349 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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