



**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.

### Utility 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 three-piece 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.



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## 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 - 0004

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