



**Vernon Place, Stanningley, Pudsey, LS28 6EX**



**welcome to**

**Vernon Place, Stanningley, Pudsey**

A well-presented detached home on Vernon Place featuring two bedrooms, a conservatory, cellar, large rear garden, and garage. Early viewing advised!



## Property Information

Situated on Vernon Place, this well-presented detached home offers two spacious bedrooms and a range of desirable features including a bright conservatory, a good-sized cellar with electrics, and a large rear garden complete with a patio and garage for additional storage. Ideal for first-time buyers or small families, this property combines comfort and practicality in a sought-after location. Viewing is highly advised to fully appreciate what this charming home has to offer.

## Lounge

13' 4" max x 12' 3" max ( 4.06m max x 3.73m max )  
The lounge benefits from laminate flooring, a radiator, a double glazed window to the front, and a charming fireplace.

## Dining room

13' max x 12' max ( 3.96m max x 3.66m max )  
The dining room features laminate flooring, a radiator, and a double glazed window to the front, allowing for plenty of natural light.

## Kitchen

12' max x 5' 7" max ( 3.66m max x 1.70m max )  
The kitchen is fitted with an electric oven and hob, a stainless steel sink, a radiator, a wall-mounted boiler, and a double glazed window to the side.

## Conservatory

13' 3" max x 8' 8" max ( 4.04m max x 2.64m max )  
The conservatory offers tiled flooring, a radiator, and patio doors to the rear, creating a bright and inviting space with easy access to the garden.

## Landing

The landing is carpeted and includes two double glazed windows to the front, a radiator, and houses the boiler.

## Bedroom One

13' 1" max x 12' 2" max ( 3.99m max x 3.71m max )  
Bedroom One is carpeted and includes a double glazed window to the front, a radiator, and a fitted wardrobe for convenient storage.

## Bedroom Two

13' 1" max x 8' max ( 3.99m max x 2.44m max )  
Bedroom Two is carpeted and includes a radiator and a double glazed window to the side, offering a cosy and comfortable space.

## Bathroom

10' 9" max x 5' 7" max ( 3.28m max x 1.70m max )  
The bathroom includes a WC, wash basin, bath, built-in storage, a radiator, and a double glazed window to the front.

## Rear Garden

The rear garden boasts a large lawned area, a spacious patio perfect for outdoor entertaining or relaxing, and a garage providing additional storage space.

## Cellar

11' 9" max x 11' 9" max ( 3.58m max x 3.58m max )  
The property also benefits from a good-sized cellar with electrics, offering additional storage or potential for further use.

## Parking

The property also benefits from off-street parking, providing convenient and secure vehicle access.



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## **Vernon Place, Stanningley Pudsey**

- 2 bedrooms
- Conservatory
- Cellar
- Large rear garden
- Garage

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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