



Vesper Road, Leeds LS5 3QT

welcome to

Vesper Road, Leeds

GUIDE PRICE £290,000 - £300,000 Three bedroom semi-detached family home in Kirkstall, close to local amenities and transport links. A SOUTH facing rear garden and DRIVEWAY - internal viewing is a must to appreciate the accommodation on offer.



Vesper Road

A well proportioned three bedroom semi-detached property in a popular residential area of Kirkstall, close to local amenities and transport links. The property offers spacious accommodation throughout which briefly comprises; Entrance hall, lounge, second reception room opening into the fitted kitchen and a useful downstairs wc on the ground floor. To the first floor are three good sized bedrooms and the house bathroom. Externally the property benefits from a driveway providing off street parking and a mature south facing garden to the rear. Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hall

A spacious entrance hall with ample space for coats and shoes, door to the front, radiator, laminate wood flooring and stairs leading to the first floor

Downstairs Wc

A useful downstairs cloakroom with WC and wash hand basin

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)

A good sized lounge with a feature gas fire and surround, laminate wood flooring, radiator and bay window to the front

Dining Room

16' 4" x 11' 3" (4.98m x 3.43m)

The second reception room to the rear of the property is ideal as a dining room with radiator, gas fire, laminate wood flooring and window to the rear. There is space for dining table and chairs and a small snug area.
Open up to;

Kitchen

12' 3" x 6' 1" (3.73m x 1.85m)

A range of wall and base units with work surfaces over and stainless steel sink with mixer tap, There is an integrated dishwasher, electric oven with gas hob, space for free standing fridge/freezer and plumbing for washing machine. Tiled flooring, tiled splash backs, wall mounted boiler, door to the rear and windows to both rear and side.

First Floor

Landing

Stairs from the ground floor and window to the side, access by pull down ladder to a large boarded loft space, very useful for storage

Bedroom One

12' 3" x 8' 4" (3.73m x 2.54m)

A spacious double bedroom with radiator, useful built in wardrobes and window to the rear

Bedroom Two

13' 6" x 10' 3" (4.11m x 3.12m)

A second double bedroom with radiator and bay window to the front

Bedroom Three

8' x 7' 4" (2.44m x 2.24m)

A good sized single bedroom with radiator and a window to the front

Bathroom

7' 9" x 7' 2" (2.36m x 2.18m)

A good sized family bathroom with bath. separate shower cubicle, WC, wash hand basin, tiled flooring, part tiled walls and windows to the side

Outside

To the front of the property there are mature trees for privacy, the property benefits from a driveway providing off road parking,

To the rear is a good sized south facing garden with mature borders and a range of trees



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welcome to

Vesper Road, Leeds

- *GUIDE PRICE £290,000 - £300,000*
- Three Bedroom Semi-detached Home
- South-facing Mature Garden
- Spacious Accommodation Throughout
- Off Street Parking On Driveway

Tenure: Freehold EPC Rating: D

guide price

£290,000 - £300,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106639 - 0002

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