



**Vesper Gate Mount, Leeds LS5 3NN**



**welcome to**

**Vesper Gate Mount, Leeds**

\*GUIDE PRICE £280,000 - £290,000\* Three bedroom semi-detached home in a great Kirkstall location - close to local amenities and Kirkstall Forge train station only 1.1 miles away! Generous rear garden & block paved driveway. Internal viewing is a must!



## Vesper Gate Mount

This three bedroom semi-detached home is sure to appeal to a number of buyers and internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance hall, lounge with bay window (currently used as bedroom) second versatile reception room and kitchen/diner to the ground floor. The first floor offers two double bedrooms, a good sized single and the house bathroom. The property benefits from a block paved driveway providing off street parking, low maintenance garden to the front and a generous enclosed garden to the rear.

Vesper Gate Mount is located in a convenient area of Kirkstall close to local amenities, good schools and transport links including bus links and train station! Kirkstall Abbey is close by which provides a lovely scenic walk.

## Ground Floor

### Entrance Hall

Door to the front opens into the hallway with stairs up to the first floor and window to the side.

### Lounge

10' 5" max x 12' 3" max ( 3.17m max x 3.73m max )

A good sized reception room with feature fire surround, radiator and bay window to the front. This room is currently being used as a bedroom.

### Dining Room /Snug

12' 10" x 10' 5" max ( 3.91m x 3.17m max )

A second reception room which is versatile in use with gas fire with surround, radiator, laminate flooring and archway opens this room into the kitchen/diner

## Kitchen / Diner

18' 7" max x 15' 2" max - L Shaped Room ( 5.66m max x 4.62m max - L Shaped Room )

The fitted kitchen features a range of wall and base units with complimentary work surfaces over which incorporate a sink with mixer tap and induction hob. There are further integrated appliances including; fridge freezer, oven and microwave. Space for washing machine, tiled splash backs, extractor and wall mounted boiler. Laminate flooring throughout, window to the rear and double patio door opening out onto the garden. There is ample space for dining table and chairs.

## First Floor

### Landing

With stairs from the ground floor, window to the side and access to the loft - ideal for storage.

### Bedroom One

15' 1" x 10' 2" ( 4.60m x 3.10m )

A good sized double bedroom with radiator and bay window to the front

### Bedroom Two

10' 11" x 10' 1" ( 3.33m x 3.07m )

A second double bedroom with radiator and window to the rear with views over the garden.

### Bedroom Three

8' 1" x 5' 9" ( 2.46m x 1.75m )

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

### Bathroom

The part tiled bathroom comprises; bath with shower over and screen, wall mounted vanity basin, low flush wc, heated towel rail and window to the rear.

## Outside

The property benefits from a generous block paved driveway to the front which provides ample off street parking. There is a graveled area to the front. Gated access down the side of the property leads to the rear garden.

A private and enclosed generous space provides a garden mainly laid to lawn with paved patio area ideal for seating, with fence borders.



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## Vesper Gate Mount, Leeds

- Three Bedroom Semi-detached Home
- Block Paved Driveway
- Generous Rear Garden
- Great Kirkstall Location
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

guide price

**£280,000 - £290,000**



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william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**