









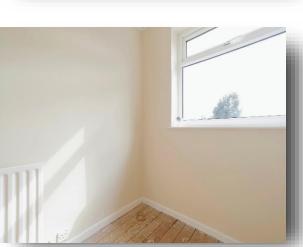
welcome to

Vesper Way, Leeds

Offered with NO ONWARD CHAIN! Three bedroom end-terrace home sat on a generous corner plot with DRIVEWAY & GARAGE! Great Kirkstall location. In need of some modernisation however has been well cared for. Internal viewing is highly recommended.











Vesper Way

Offered with no onward chain is this well proportioned three bedroom end-terrace home sat on a generous corner plot. Vesper Way is well situated for local amenities, good transport links and schools, Kirkstall Abbey is also close by. This home is sure to appeal to a number of buyers and internal viewing is a must.

Accommodation is in need of some modernisation however has been well cared for and briefly comprises; Entrance hallway, spacious lounge and kitchen/diner to ground floor. The first floor offers three bedrooms and a wet room. Outside the property benefits from a gated driveway and single garage providing ample off street parking and storage. Generous gardens to three sides.

Ground Floor

Entrance Hallway

Door to the front with stairs leading up to the first floor

Lounge

12' 6" max x 12' 9" (3.81m max x 3.89m)

A good sized lounge with gas fire place, radiator and window to the front allowing ample natural light in.

Kitchen

15' 8" x 7' 10" (4.78m x 2.39m)

The fitted kitchen features a range of wall and base units with work surfaces over which incorporates sink with mixer tap, space for fridge freezer, oven and washing machine. There is a useful understair pantry and space for dining table and chairs. Vinyl flooring, window and door to the rear.

First Floor

Landing

With stairs from the ground floor, useful airing cupboard, window to the side and access to the loft

Bedroom One

11' 6" max x 9' 2" (3.51m max x 2.79m)

A good sized double bedroom with useful integrated wardrobes, radiator and window to the front

Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

A good sized second double bedroom with radiator and window to the rear

Bedroom Three

6' 8" x 6' 3" (2.03m x 1.91m) Floorboards, radiator and window to the front

Wet Room

The bathroom has been converted into a fully tiled wet room with shower, wc, wash basin, radiator and window

Outside

To the front of the property there is a well stocked tiered garden with steps leading to the front door and paved flag stones.

To the side is a generous garden laid to lawn with mature hedges and shrubs. There is gated access to the rear garden which is of a good size with garden laid to lawn, paved area and fence borders. The property also benefits from a gated driveway which leads to the single detached garage providing ample off street parking and storage.

Agents Note

Please note that this sale is subject to the grant of probate





welcome to

Vesper Way, Leeds

- Three Bedroom End-terrace Home
- Gated Driveway & Garage
- Generous Corner Plot
- Offered with NO CHAIN
- Great Kirkstall Location

Tenure: Freehold EPC Rating: D

offers in the region of

£230,000

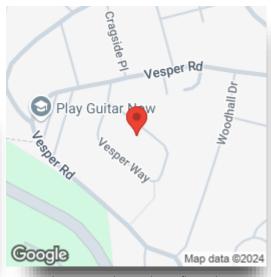


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is taken for any error, omission or misstatement. A party must be upon the commission or misstatement and party must be upon the commission or misstatement. A party must be upon the commission of the commiss









Please note the marker reflects the postcode not the actual property

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Property Ref: HFT106687 - 0004 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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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.