



Vesper Road, LEEDS LS5 3LL

welcome to

Vesper Road, LEEDS

Internal viewing is highly recommended to appreciate the accommodation on offer with this three bedroom semi-detached home in a popular Kirkstall location. Generous gardens to both front & rear. Good sized accommodation throughout



Vesper Road

A spacious, three bedroom semi-detached home which is situated in a popular Kirkstall location, close to local amenities, good schools and transport links. The accommodation briefly comprises; Entrance hall, downstairs cloakroom, spacious lounge and fitted kitchen to the ground floor. To the first floor there is three good sized bedrooms and the house bathroom. There is also access to the fully boarded loft - allowing ample storage.

To the outside there are well maintained, generous gardens to both front and rear, a garden shed/utility space. Located close to the A65 and Kirkstall Forge Train Station providing great travel links into Leeds and surrounding areas, perfect for commuters. Kirkstall Abbey and the canal are also close by boasting pleasant walks and plenty of green space for relaxing. This is a great property and viewing is highly advised.

Ground Floor

Entrance Hallway

Door to the front and opening into the entrance hallway

Cloakroom

A useful downstairs cloakroom with low flush wc, wash basin, laminate flooring and window to the rear

Lounge

17' 10" max x 11' 10" (5.44m max x 3.61m)

A good sized lounge with laminate flooring, electric fire set in a tiled fireplace, radiator, built in shelving into the recesses, and window to the front.

Kitchen

13' 7" x 8' (4.14m x 2.44m)

The fitted kitchen features a range of wall and base units with complimentary work surfaces over which incorporates; sink with drainer unit and gas hob. There is an integrated fridge freezer, space for washing machine and double oven. Radiator, laminate flooring and two windows to the rear.

First Floor

Landing

With stairs from the ground floor and access to the loft which is fully boarded.

Bedroom One

14' 1" x 11' 10" (4.29m x 3.61m)

A good sized double bedroom with laminate flooring, radiator and window to the front

Bedroom Two

14' x 8' 1" (4.27m x 2.46m)

A second double bedroom with laminate flooring, radiator and window to the rear

Bedroom Three

9' 6" x 6' 10" (2.90m x 2.08m)

Laminate flooring, radiator and window to the front

Bathroom

The bathroom comprises; Bath with shower over, wash basin with vanity unit below, low flush wc, heated towel rail and window to the rear.

Outside

To the front of the property there is a generous garden laid to lawn with mature borders. A gated path leads up to the front door.

To the rear is a good sized garden mainly laid to lawn with a paved patio area and mature borders.

There is also a garden shed which is being utilised as a utility room with space for fridge freezer and tumble dryer.



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welcome to

Vesper Road, LEEDS

- Three Bed Semi-detached Home
- Generous Gardens to Both Front & Rear
- Downstairs WC
- Close Proximity To Kirkstall Forge Train Station
- Easy Access To Pleasant Walks & Green Space

Tenure: Freehold EPC Rating: D

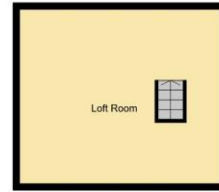
£230,000



Ground Floor



First Floor



Second Floor



Outbuilding

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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 liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT106769 - 0004

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