



**Vesper Lane, Leeds LS5 3NR**

**welcome to**

**Vesper Lane, Leeds**

Offered with no onward chain is this semi-detached three bedroom home located in a popular residential area of Kirkstall, close to good schools, amenities and transport links. Offering a driveway, garage and generous rear garden



## Vesper Lane

Offered with NO ONWARD CHAIN is this spacious three bedroom semi-detached home in Kirkstall offering versatile accommodation throughout which briefly comprises; Entrance hallway, lounge, kitchen and dining room with an additional space, ideal as an office space. The first floor offers three good sized bedrooms and the bathroom. Outside the property benefits from a driveway, garage and generous rear garden. Internal viewing is highly recommended to appreciate the accommodation on offer.

### Ground Floor

#### Entrance Hallway

door to the front opening in to the hallway with stairs up to the first floor

#### Living Room

10' 9" x 17' 3" ( 3.28m x 5.26m )

A spacious reception room with fireplace with brick surround, radiator and window to the front

#### Dining Room

14' 2" x 8' 7" ( 4.32m x 2.62m )

A spacious room with laminate flooring, double doors to the rear garden and further door to the side.

#### Kitchen

7' 4" x 8' 8" ( 2.24m x 2.64m )

The kitchen provides a range of wall and base units with work surfaces over, space for all appliances, useful storage cupboard and window to the side

#### Office Space

7' 3" x 8' 8" ( 2.21m x 2.64m )

An open space between the lounge and dining room with radiator and ideal as an office space

### First Floor

#### Landing

with stairs from the ground floor and window to the side

#### Bedroom One

8' 8" x 14' 9" ( 2.64m x 4.50m )

A good sized double bedroom with radiator and window

#### Bedroom Two

5' 7" x 11' 6" ( 1.70m x 3.51m )

A second double bedroom with radiator and window to the rear with long distance views

#### Bedroom Three

6' x 9' 3" ( 1.83m x 2.82m )

Radiator and window to the front

#### Bathroom

A good sized bathroom with bath, shower cubicle, wc, wash basin and heated towel rail.

#### Outside

The property benefits from a driveway to the front providing off street parking, a single garage ideal for storage.

There is a generous garden to the rear which is mainly laid to lawn with paved patio area.



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welcome to

## Vesper Lane, Leeds

- Three Bedroom Semi-detached Home
- Driveway & Garage
- Generous Rear Garden
- Offered with NO CHAIN
- Spacious Accommodation

Tenure: Freehold EPC Rating: E

guide price

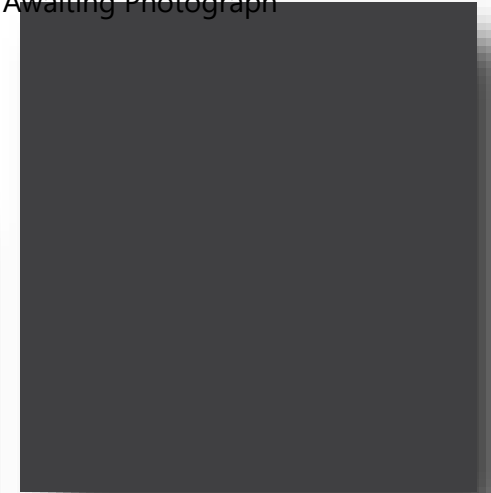
**£280,000**



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



Awaiting Photograph



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Property Ref:  
HFT107004 - 0003

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