



**Vesper Way, Leeds LS5 3LN**



**welcome to**

## **Vesper Way, Leeds**

This three-bedroom mid-terrace home in Kirkstall, though in need of some updating, has the potential to become a delightful family residence. Located in a sought-after area of Kirkstall, the property features a generous rear garden, perfect for outdoor activities and relaxation. NO ONWARD CHAIN



## Auctioneer's Comments

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## Vesper Way

This three-bedroom mid-terrace property is offered with no onward chain, making it an attractive option for prospective buyers. An internal viewing is highly recommended to fully appreciate the accommodation on offer. The home features an entrance hallway, a spacious lounge, and a kitchen on the ground floor. The first floor comprises three bedrooms and a house bathroom. Ample storage is available throughout, including a pantry, a storage cupboard on the landing, and a boarded loft. Outside, the generous rear garden has the potential to become a true paradise.

## Ground Floor

### Entrance Hallway

Door to the front and stairs up to the first floor

### Lounge

12' 9" x 12' 5" max ( 3.89m x 3.78m max )

A spacious lounge with wooden flooring, gas fire place, radiator and window to the front

### Kitchen

15' 9" x 7' 10" ( 4.80m x 2.39m )

The fitted kitchen features a range of wall and base units with laminate work surfaces over with sink and drainer unit, gas hob and oven, space for fridge freezer and washing machine, useful pantry, radiator and window to the rear. Wall mounted boiler and space for dining table and chairs.

## First Floor

### Landing

Stairs from the ground floor with useful storage and access to the loft via pull down ladder

### Bedroom One

10' + recess x 9' 6" ( 3.05m + recess x 2.90m )

A spacious double bedroom with useful integrated wardrobes, radiator and window to the rear with lovely views.

### Bedroom Two

11' 5" x 9' 11" ( 3.48m x 3.02m )

A second double bedroom with wooden flooring, radiator and window to the front

### Bedroom Three

9' 5" x 6' 7" ( 2.87m x 2.01m )

Radiator and window to the front

## Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc, heated towel rail, vinyl flooring and window to the rear

## Outside

There are steps and a path leading to the front door, mature shrubs and plants to the front.

To the rear is a generous garden which is mainly laid to lawn with mature borders.

## Agents Note

- New windows fitted two years ago
- There is a passage to the side of the property which next door has right of access for



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## Vesper Way, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid-terrace Home
- Generous Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

**£160,000**



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



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