



**Vesper Road, LEEDS LS5 3LL**



**welcome to**

**Vesper Road, LEEDS**

A well presented, move-in ready home offered with no onward chain & provides spacious accommodation. Suitable for a range of buyers internal viewing is highly recommended. The property benefits from a large corner plot including separate garage, off-street parking & low maintenance secluded gardens.



## Vesper Road

Offered with no onward chain, this well-presented and move-in ready three-bedroom semi-detached home is ideally situated in the popular residential area of Kirkstall, close to many local amenities and excellent transport links to Leeds city and surrounding area.

The spacious accommodation briefly comprises on the ground floor: a bright and airy lounge with a charming log burner, separate dining room, a well-equipped fitted kitchen and understairs utility area. Upstairs, you'll find three generously sized bedrooms, a family bathroom, separate modern shower room and separate cloakroom WC. There is also access to the boarded loft, providing additional large storage space.

Externally, the property benefits from a large corner plot including private driveway and garage, offering ample off-street parking and secure storage. The front and rear gardens are set down from the road with a boundary hedge providing privacy and seclusion. Lawned areas with mature fruit trees to the front and a paved entertaining area to the rear. Block-paved paths surround the property with raised shrub borders on all sides. A good mixture of low maintenance and interest for keen or not so keen gardeners!

## Ground Floor

### Entrance Hallway

Door to the rear opening into a hallway with useful understairs utility area for washing/drying and storage. Stairs up to the first floor.

### Cloakroom

A split-level cloakroom with low flush wc, wash basin, vinyl flooring and window to the side.

### Lounge

12' 1" max x 18' 9" max ( 3.68m max x 5.71m max )  
A generously sized, light-filled lounge featuring a neutral colour palette, a charming log burner set within an exposed brick chimney breast, a radiator, and dual-aspect windows to both the front and rear.

## Dining Room

12' 7" x 12' 2" ( 3.84m x 3.71m )

A well-proportioned second reception room featuring elegant wooden flooring, a front-facing window that invites natural light, and a radiator for added comfort. Perfect for entertaining as currently configured and also offers the potential to knock through from the kitchen at a later date to provide a large open-plan kitchen-diner.

## Kitchen

12' 1" x 10' 4" ( 3.68m x 3.15m )

The fitted kitchen offers a practical layout with a selection of wall and base units topped with durable laminate work surfaces. It includes a stainless steel sink and drainer with mixer tap, an electric hob, and tiled splashbacks for easy maintenance. Additional features include a built-in electric oven, space for a fridge freezer, a radiator, and tiled flooring. A window and front door provide natural light and convenient access to the outside.

## First Floor

### Landing

With stairs from the ground floor and access to the boarded loft - providing ample storage

### Bedroom One

12' 1" max x 12' 3" ( 3.68m max x 3.73m )

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

### Bedroom Two

10' 3" x 9' ( 3.12m x 2.74m )

A second double bedroom with radiator and window to the front

### Bedroom Three

8' 7" x 6' 3" ( 2.62m x 1.91m )

Radiator and window to the rear

## Bathroom

The family bathroom comprises; bath with shower attachment, low flush wc and wash basin, vinyl flooring, extractor and window.

## Shower Room

A separate shower space with enclosed, oversized shower cubicle, mains-fed thermostatic mixer shower, extractor and heated towel rail.

## Outside

The large corner plot boasts a private driveway and a separate garage, offering generous off-street parking and valuable storage space. The front and rear gardens provide attractive, low-maintenance outdoor areas perfect for relaxing or entertaining with minimal upkeep.



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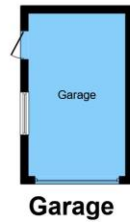


## welcome to Vesper Road, LEEDS

- Three Bedroom Semi-detached Home
- Low Maintenance Gardens
- Driveway & Garage
- Ready to Move into
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £270,000



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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