



Abbeydale Vale, Leeds LS5 3RD

welcome to

Abbeydale Vale, Leeds

GUIDE PRICE £290,000 - £300,000 Modern interiors, spacious layout, and a generous garden — all in a sought-after location close to schools, shops, and transport links.

With off-street parking, three bedrooms, and a bright conservatory, this one's ready to move straight into!



Abbeydale Vale

This detached home in the heart of Kirkstall is sure to attract a wide range of buyers.

Located in a popular residential area close to good schools, local amenities, and excellent transport links, it offers modern, well-maintained accommodation throughout.

Briefly comprising: entrance hallway, spacious lounge, contemporary kitchen/diner, and conservatory on the ground floor. Upstairs features three well-proportioned bedrooms and a stylish house bathroom.

Outside, the property benefits from off-street parking to the front and a generous, enclosed rear garden — perfect for families or entertaining. Early viewing is highly recommended!

Ground Floor

Entrance Hallway

Door to the front opening into the hallway with stairs up to the first floor

Lounge

10' 7" into alcove x 14' 7" max (3.23m into alcove x 4.45m max)

A generous lounge with neutral decor, radiator and large window to the front

Kitchen / Diner

13' 9" x 10' 1" (4.19m x 3.07m)

A modern kitchen featuring a range of sleek wall and base units with complementary worktops, inset sink with mixer tap, and gas hob. Includes a fitted oven, integrated dishwasher, plumbing for a washing machine, and space for a freestanding fridge freezer. There's ample room for a dining table, with laminate flooring, a radiator, a side window, and two doors leading into the conservatory.

Conservatory

13' 1" x 9' 5" (3.99m x 2.87m)

A fantastic addition to the home, this versatile space is ideal as a formal dining room or sitting room, featuring laminate flooring, windows on three sides, and direct access to the garden

First Floor

Landing

With stairs from the ground floor and useful storage cupboard and window to the side.

Bedroom One

13' 7" max x 9' 8" (4.14m max x 2.95m)

A good sized double bedroom with space for free standing furniture, radiator and window to the front.

Bedroom Two

8' 3" x 12' 7" (2.51m x 3.84m)

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

Bedroom Three

8' 3" x 5' 9" (2.51m x 1.75m)

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

Bathroom

The well-appointed bathroom features a bath with shower and screen, vanity unit with wash basin, low flush WC, modern tiled walls, chrome heated towel rail, ceiling spotlights, and a rear-facing window.

Outside

The property offers off-street parking to the front, bordered by metal railings, with a side path flanked by hedging leading to gated access into the rear garden.

The rear garden is a good size, featuring tiered lawned areas and a paved patio ideal for seating. Stone steps lead to the top level where a useful garden shed is located. Fence borders and mature trees at the rear (not in garden) provide a pleasant and private outlook.



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welcome to

Abbeydale Vale, Leeds

- Three Bedroom Detached Home
- Off Street Parking to Front
- Generous Enclosed Rear Garden
- Modern Kitchen & Bathroom
- Popular Residential Area of Kirkstall

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£290,000 - £300,000



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Property Ref:
HFT107228 - 0004

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