



Vesper Gardens, Leeds LS5 3NS

welcome to

Vesper Gardens, Leeds

Spacious and flexible with two double bedrooms, attic storage, conservatory, driveway and garage. Set on a generous plot near Kirkstall Forge station. Ideal for downsizers, families, or anyone seeking single-level living with room to grow.



Vesper Gardens

Situated in a sought-after residential area of Kirkstall, this well-presented semi-detached bungalow offers generous and flexible living space, ideal for a variety of lifestyles. Conveniently located close to local amenities and excellent transport links, including Kirkstall Forge train station. The accommodation briefly comprises: an entrance porch leading into a welcoming hallway, a bright lounge with bay window and an open archway into the dining room, a fitted kitchen, and a conservatory overlooking the garden. There are two double bedrooms and a bathroom. Additionally, the property features a useful attic room, perfect for extra storage.

Externally, the bungalow sits on a generous plot with mature hedge borders and gardens. A garage provides further storage options and could easily be adapted for use as a workshop, home gym, or hobby space, the property also benefits from a driveway. Internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Entrance Porch

Door to the front with tiled flooring and internal door into the hallway

Hallway

Laminate flooring, radiator and useful storage

Lounge

13' 2" max recess x 10' 8" + bay (4.01m max recess x 3.25m + bay)

A spacious reception room with laminate flooring, gas fireplace, radiator and bay window to the front. Open archway leading through to the dining room.

Dining Room

12' 11" x 11' 4" max recess (3.94m x 3.45m max recess)

A good sized second reception room with laminate flooring, radiator and window through to the conservatory

Kitchen

9' 8" x 7' (2.95m x 2.13m)

The fitted kitchen provides a range of wall and base units with wood worktops over which incorporate ceramic sink and electric hob. There is a integrated fridge freezer, fitted oven and space for washing machine. Laminate flooring and window to the rear. Door through to the conservatory

Conservatory

9' 11" x 5' 8" (3.02m x 1.73m)

Vinyl flooring, radiator and windows to three sides.

Bedroom One

14' 5" max into bay x 8' 9" to robes (4.39m max into bay x 2.67m to robes)

A double bedroom with laminate flooring, integrated wardrobes, radiator and bay window to the front

Bedroom Two

10' x 8' 3" + recess (3.05m x 2.51m + recess)

Integrated storage cupboard, radiator, laminate flooring and window to the rear

Bathroom

A spacious bathroom which comprises; bath with shower over and screen, wash basin, wc, heated towel rail and tiled flooring and part tiled walls with window to the rear

Attic Room

10' 10" x 18' 1" restricted head height (3.30m x 5.51m restricted head height)

A useful space to the attic with carpet and skylight - ideal for storage

Garage

15' 6" x 12' 9" (4.72m x 3.89m)

A generous garage ideal for storage or workshop with laminate flooring, window to the rear and doors to the front

Gardens

The bungalow sits on a generous plot with ample outside space with gardens laid to lawn, paved patio areas, mature trees and hedges create privacy. There is also a driveway to the front.



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welcome to

Vesper Gardens, Leeds

- Two Double Bedrooms
- Driveway & Garage
- Good sized Plot
- Two Reception Rooms
- Great Residential Area

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£260,000



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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Property Ref:
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