



Vesper Lane, Leeds LS5 3NR

welcome to

Vesper Lane, Leeds

Spacious three-bedroom semi-detached home in popular Kirkstall. Features a bright through lounge & conservatory. Outside boasts a large block-paved driveway, generous rear garden with lawn, mature shrubs, fruit trees, patio area, and a detached garage. Ideal for families—early viewing recommended



Vesper Lane

This well-proportioned three-bedroom semi-detached home is ideally situated in a sought-after residential area of Kirkstall, close to excellent local amenities, transport links, and reputable schools. Perfect for a range of buyers, the property offers spacious accommodation throughout, including a welcoming entrance hallway, a generous through lounge with access to a bright conservatory, and a fitted kitchen on the ground floor. Upstairs, you'll find three good-sized bedrooms and a shower room. Outside, a large block-paved driveway provides ample off-street parking, with gated side access leading to a larger-than-average rear garden—mainly laid to lawn and complemented by mature shrubs, fruit trees, a paved patio ideal for outdoor seating, and a detached garage offering useful storage space. Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Ground Floor

Entrance Hallway

Door to the front opens into the welcoming hallway with stairs up to the first floor and radiator.

Lounge

21' 7" x 11' 10" max recess (6.58m x 3.61m max recess)
A spacious through lounge with neutral decor, gas fireplace with surround, two radiators, window to the front and double doors opening into the conservatory.

Conservatory

9' 2" x 7' 8" (2.79m x 2.34m)
A lovely addition to the property which is versatile in use with windows to the three sides, radiator and door to the garden

Kitchen

10' 5" x 7' 5" (3.17m x 2.26m)
The fitted kitchen features a range of wall and base units with laminate work surfaces over with sink and drainer unit with mixer tap and electric hob. Space for fridge freezer, washing machine and tumble dryer. Integrated microwave and oven. Useful storage cupboard, radiator, extractor, window to the side and rear and door to the rear.

First Floor

Landing

Stairs from the ground floor, access to the loft via pull down ladder and window to the side.

Bedroom One

12' 9" to robes x 8' 9" (3.89m to robes x 2.67m)
A good sized double bedroom with integrated wardrobes, radiator and window to the front

Bedroom Two

9' 7" x 8' 10" (2.92m x 2.69m)
A second double bedroom with integrated wardrobes, radiator and window to the rear with views over the garden.

Bedroom Three

9' 5" x 6' (2.87m x 1.83m)
A good sized single bedroom with radiator and window to the front

Bathroom

The bathroom comprises; Shower cubicle, low flush wc, heated towel rail, wash basin, tiled flooring and window to the rear

Outside

The property benefits from a generous block paved driveway to the front offering ample off street parking. Gated access to the side.

A particular feature to this property is the larger than average rear garden which is a great space, mainly laid to lawn with mature shrubs and a variety of fruit trees. Paved patio area ideal for seating. There is also a garage to the rear of the garden ideal for storage.



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Vesper Lane, Leeds

- Three Bedroom Semi-detached Home
- Generous Block Paved Driveway
- Large Than Average Garden
- Detached Garage ideal for Storage
- Internal Viewing is must!

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

£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



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