



Vesper Way, Leeds LS5 3LW

welcome to

Vesper Way, Leeds

This charming 3 -bedroom end-terrace property is ready for you to move in and make it your own. It's perfect for first-time buyers, growing families or anyone looking for a little extra space and potential. Offered with no onward chain internal viewing is a must!



Vesper Way

This spacious and well maintained three bedroom end-terrace property offers a wonderful blend of comfort, potential, and modern living. Perfect for those looking for a home with a bit of space to put your own personal stamp on it, this property is ready for you to move in and make it your own. Situated in the popular area of Kirkstall, this property enjoys easy access to local amenities, schools, parks and transport links. The home offers a spacious lounge and fitted kitchen to the ground floor. The first floor offers three good sized bedrooms and a shower room. To the outside enjoy the convenience of off-road parking with your own driveway, this home also offers a front and side garden and a low maintenance paved rear garden, offering plenty of outdoor space to enjoy and outdoor entertaining. There is also a handy outbuilding offering extra storage space.

Ground Floor

Hallway

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

Lounge

12' 10" x 11' 7" max (3.91m x 3.53m max)

A spacious lounge with laminate flooring, electric fireplace, radiator and window to the front

Kitchen

15' 8" x 7' 10" (4.78m x 2.39m)

The fitted kitchen features a range of wall and base units with laminate work surfaces over, space for free standing fridge freezer, washing machine and dishwasher. Electric hob and double oven, window to the rear, radiator and useful pantry.

First Floor

Landing

With stairs from the ground floor, window to the side and access to the loft

Bedroom One

11' 6" x 7' 8" max (3.51m x 2.34m max)

A good sized double bedroom with useful integrated wardrobes, radiator and window to the rear

Bedroom Two

9' 10" x 9' 6" (3.00m x 2.90m)

A second good sized bedroom with radiator and window to the rear

Bedroom Three

6' 8" x 6' 3" (2.03m x 1.91m)

Radiator and window to the rear

Shower Room

The shower room comprises; Walk in shower cubicle with screen, vanity unit wash basin, low flush wc, heated towel rail, tiled floors and walls and a window to the rear.

Outside

The property benefits from a generous driveway to the front offering ample off street parking, garden to the front and side with hedge borders. To the rear there is a paved garden ideal for seating and enjoying some outdoor space, there is also a outbuilding which can provide additional storage.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved



view this property online williamhbrown.co.uk/Property/HFT106932



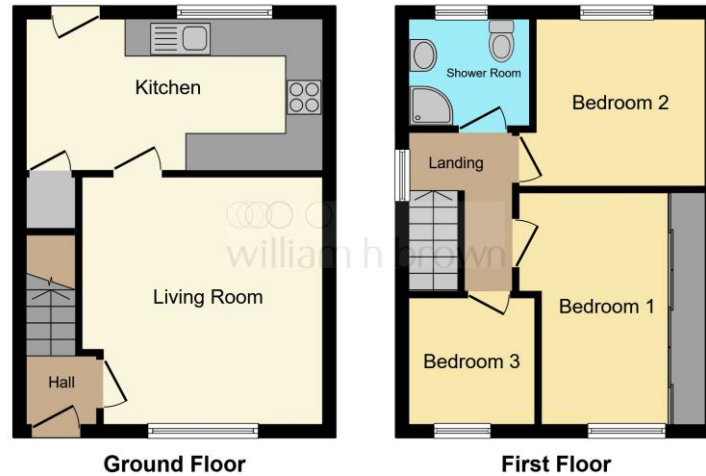
welcome to

Vesper Way, Leeds

- Three Bedroom End-Terrace
- Offered with NO CHAIN
- Driveway & Spacious Gardens
- Popular Residential Area
- Would Suit a Number of Buyers

Tenure: Freehold EPC Rating: D

£250,000



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.focallagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106932



Property Ref:
HFT106932 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk