

Estate &
Letting Agents

dwell

Vesper Road
Leeds
LS53QT
£260,000

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0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

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Property Details

- Three Bed Semi-Detached House
- Two Reception Rooms
- Downstairs WC
- Well Maintained Throughout
- Detached Garage
- Private Driveway
- South Facing Rear Garden
- Popular Residential Road
- Gas Central Heating
- Council Tax – Band C

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Property Description

An exciting opportunity to acquire a beautifully presented three-bedroom semi-detached family home on a popular residential street in Kirkstall, just 5 minutes from neighboring Horsforth and within easy access of the outer ring road.

The property has been beautifully maintained throughout and much loved by its current owners, but still offers some scope for modernisation.

Internally on the ground floor is a spacious entrance hallway with integral understairs WC, a generous lounge with lovely feature fireplace, a large rear reception room - currently used as a dining room and successfully zoned to include a separate seating area with lovely views out to the garden, in addition to an integral archway opening onto a fully fitted kitchen also offering access to the rear garden.

To the first floor is a carpeted landing leading to two double bedrooms and a third single bedroom. There is a spacious bathroom featuring a bath and separate shower cubicle, in addition to access to a boarded and insulated loft.

Externally is a lovely, south facing rear garden boasting a selection of fruit trees and hidden seating areas, a large, elevated deck which can be accessed from the rear reception room, a private driveway and secure garage with electricity and lighting.

Disclaimer:

These particulars are intended to give a fair description of the property but are for general guidance only. The accuracy of all details, including measurements, floor plans, and descriptions, is not guaranteed. Interested parties are advised to verify the information independently, and no responsibility can be accepted for any inaccuracies or omissions. All properties are subject to availability and may be withdrawn or sold prior to confirmation of sale. References to appliances, services, and systems do not imply that they are in working order or have been tested. Please contact us for further information or to arrange a viewing.

Gallery



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Area Map and Description

Area Description

Vesper Road itself is known for its close proximity to Kirkstall Abbey and Hawksworth Wood - ideal for those who love a walk in their wellies with a four-legged friend. There is a selection of local shops and takeaways whilst being ideally positioned within easy access to Spenn Lane, Otley Rd and the outer ring road. The property is within walking distance of Kirkstall Retail Park, the famous Abbey and a number of popular pubs and eateries.



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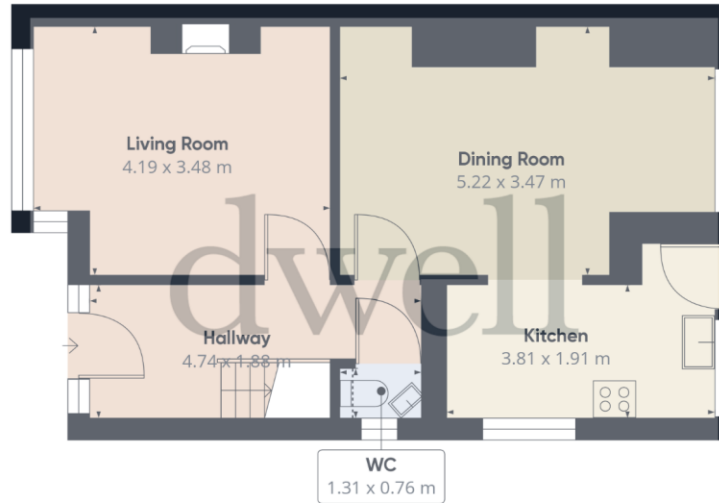
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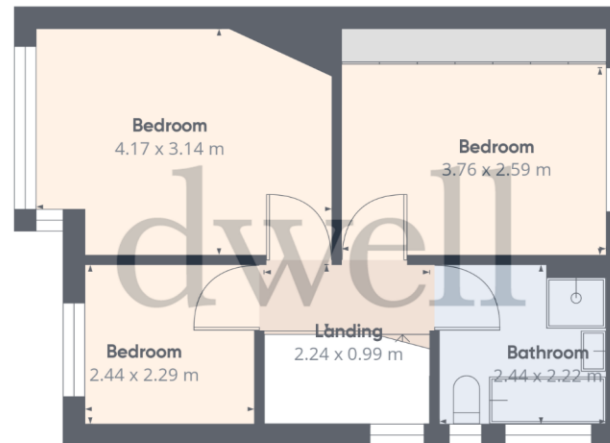


Floor Plan

Floor Plan - Total floor area 84.83



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
84.83 m²

Reduced headroom
0.16 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy
Performance
Rating

D