Castlehill

Estate & Letting Agents

8 Vesper Terrace, Leeds
LS5 3JP

£149,950 Region



- **Characterful end terrace**
- **Spacious one bedroomed accommodation**
- **Quieter cul-de-sac location**
- **No chain, ideal first home**
- **Close to train station & shops**
- **Excellent improvement potential**



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

The Property Ombudsman

Your Sales and Lettings Specialist in North Leeds

A CHARACTERFUL ONE BEDROOMED END BACK TO BACK TERRACE, SITUATED IN THIS ATTRACTIVE CUL-DE-SAC POSITION, VERY CONVENIENTLY SITUATED A SHORT WALK FROM HEADINGLEY TRAIN STATION, MEDICAL CENTRE, KIRKSTALL LEISURE CENTRE, LOCAL SHOPS & SCHOOLS, THE PICTURESQUE KIRKSTALL ABBEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Offered with no chain and immediate vacant possession, the property would make an ideal first home, ready to move into, but perhaps offering potential for buyers to further improve to their own tastes and standards over time.

The spacious accommodation, empathised by high ceilings, comprises a lounge with fireplace and ceiling coving, a fitted galley style kitchen, a useful basement, a double bedroom with varnished exposed floorboards and a generously proportioned bathroom w/c with a white suite and shower over bath. Outside, the property is street lined with on street parking. There may also be potential to convert the loft into another bedroom, subject to relevant consents.

The property has timber double glazed windows and a recently fitted economy seven electric heating system with the water being heated by a separate gas boiler. There are also current electric and gas certificates



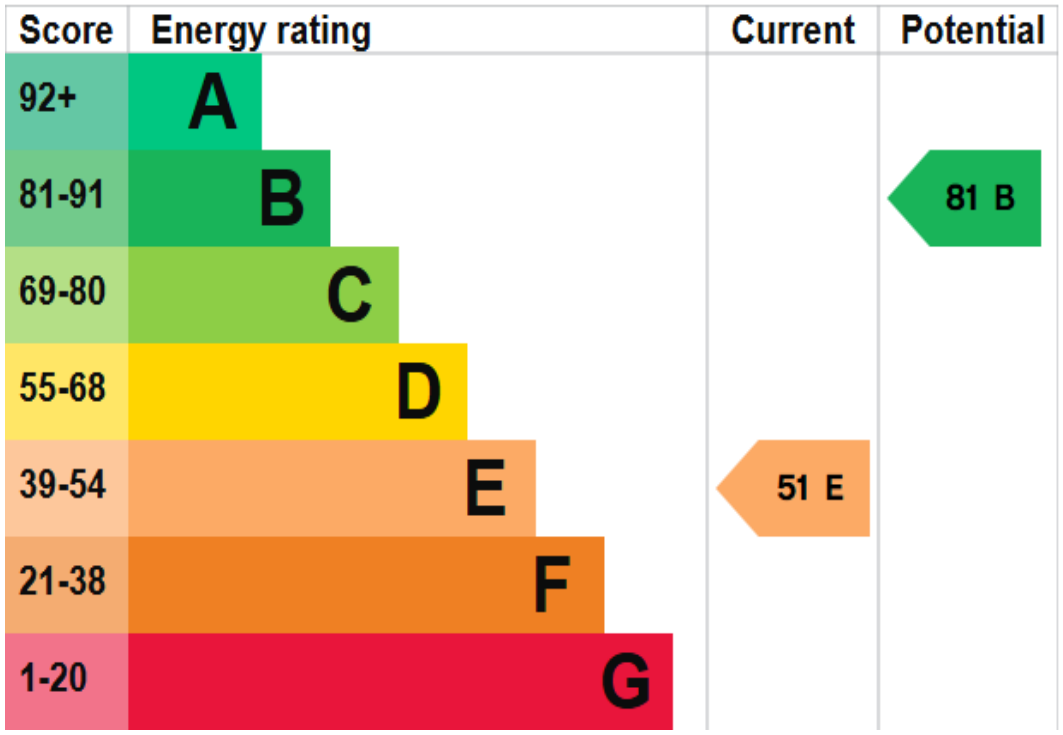


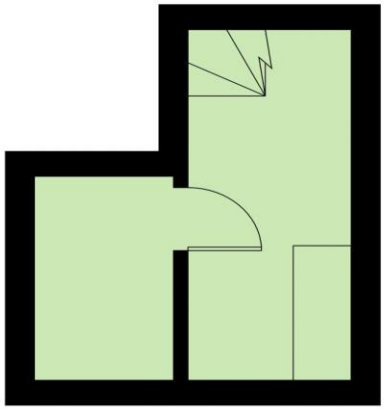








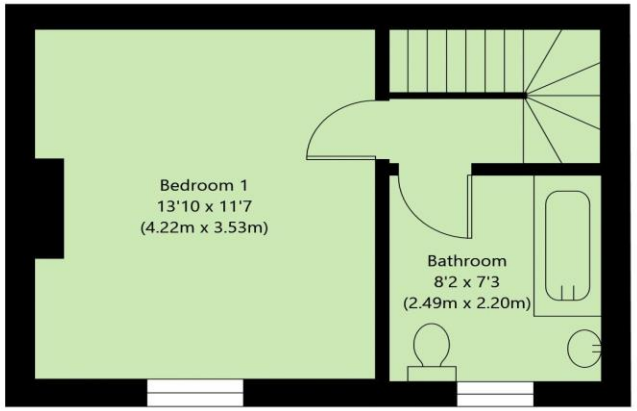

Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
51 E
81 B



Cellar
GROSS INTERNAL FLOOR AREA
APPROX. 119 SQ FT / 11.06 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 263 SQ FT / 24.42 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 267 SQ FT / 24.82 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 649 SQ FT / 60.3 SQ M
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026

Tenure Freehold **Council Tax Band** A
Possession Vacant possession on completion
Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.
Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.
Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of of address. The fee for these checks is £36 including vat per purchaser.
Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.

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