7 Vesper Gardens, Leeds, LS5 3NS

A beautiful and spacious semi-detached bungalow on a quiet cul-de-sac in Hawksworth.

Entering into a porch and hallway, the property contains a large, bright living room to the front. The living room includes a curved bay window, a feature fireplace and recently fitted carpets.

There are two double bedrooms, the Master is located at the front and second bedroom to the rear. The house bathroom is fully tiled and contains a shower and heated towel rail.
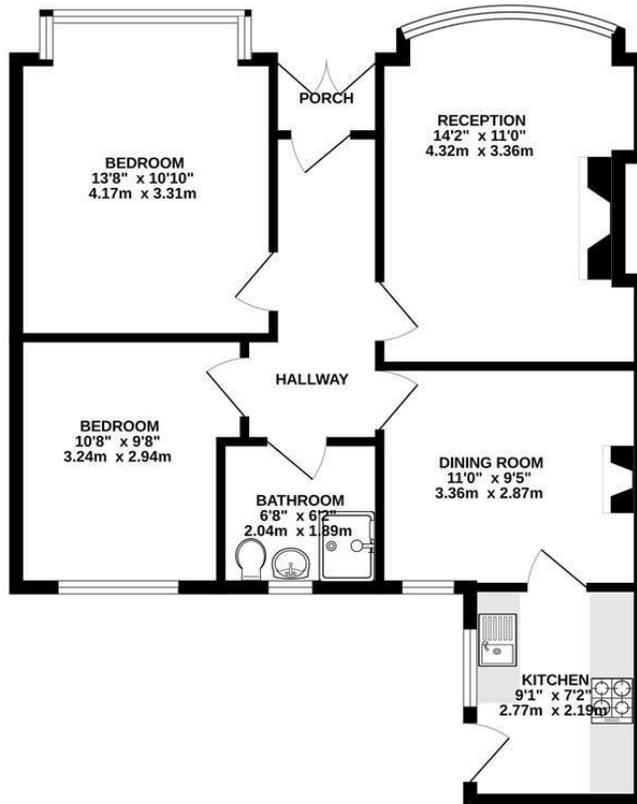
The dining room includes a second fireplace and leads to the kitchen, which has fitted appliances and a lovely outlook of the garden.

The garden includes both a patio and turfed area. A driveway for multiple vehicles leads down the side of the house.

- New Boiler
- Off Street Parking
- Quiet Cul De Sac
- Rear Garden
- Double Glazing
- Close to Amenities

£249,950

Fletcher Properties

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

PORCH

RECEPTION
14'2" x 11'0"
4.32m x 3.36m

BEDROOM
13'8" x 10'10"
4.17m x 3.31m

HALLWAY

BEDROOM
10'8" x 9'8"
3.24m x 2.94m

DINING ROOM
11'0" x 9'5"
3.36m x 2.87m

BATHROOM
6'8" x 6'2"
2.04m x 1.89m

KITCHEN
9'1" x 7'2"
2.77m x 2.19m

TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC

Tel: