



Vesper Way, LEEDS LS5 3LN

welcome to

Vesper Way, LEEDS

Guide Price £200,000 - £210,000 A well-presented and deceptively spacious mid-terraced home, ideally located in a popular residential area. Offering ready to move into accommodation, off-street parking and a generous rear garden, this property will appeal to a wide range of buyers.



Vesper Way

This well-presented mid-terraced home offers deceptively spacious accommodation, making it ideal for a wide range of buyers. Situated in a popular residential area, the property is conveniently located close to Kirkstall Forge train station, Kirkstall Abbey and Kirkstall Bridge Shopping Centre.

The accommodation briefly comprises an entrance hallway, a spacious lounge and a fitted kitchen to the ground floor. To the first floor are two generous double bedrooms, a third smaller bedroom and the house bathroom, with access to a boarded loft providing useful storage.

Externally, the property benefits from a driveway to the front offering off-street parking, while to the rear is a good-sized garden.

Ground Floor

Entrance Hallway

Door to the front opens into the hallway with stairs leading up to the first floor.

Lounge

12' 10" x 12' 5" max (3.91m x 3.78m max)

A lovely, good sized reception room with laminate flooring, modern style electric fireplace with surround, radiator and window to the front.

Kitchen

15' 9" x 7' 11" (4.80m x 2.41m)

The fitted kitchen offers a range of wall and base units complemented by laminate worktops and a sink with drainer and mixer tap. Integrated appliances include a double oven, gas hob and dishwasher, with space for a fridge freezer and washing machine. Additional features include a useful pantry, radiator and tiled flooring, with a window overlooking the rear and a door providing direct access to the garden. There is ample space for a dining table and chairs, making this a practical and sociable kitchen space.

First Floor

Landing

Stairs from the ground floor and access to the boarded loft via a pull down ladder.

Bedroom One

9' 11" max x 11' 7" (3.02m max x 3.53m)

A good sized double bedroom with wood flooring, radiator and window to the front

Bedroom Two

9' 11" max x 9' 5" (3.02m max x 2.87m)

A second double bedroom with wooden flooring, radiator and window to the rear

Bedroom Three

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

Laminate flooring, radiator and window to the front

Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc, heated towel rail, vinyl flooring and window to the rear

Outside

The front of the property offers a driveway which provides off street parking.

At the rear of the property is a good sized garden which is predominantly paved for easy maintenance and is enclosed by timber fencing. Mature trees at the foot of the garden offer a good deal of privacy and also a pleasant wooded outlook.

Agents Note

Please note that there is access through the ginnel belonging to next door.



view this property online williamhbrown.co.uk/Property/HFT107434



welcome to

Vesper Way, LEEDS

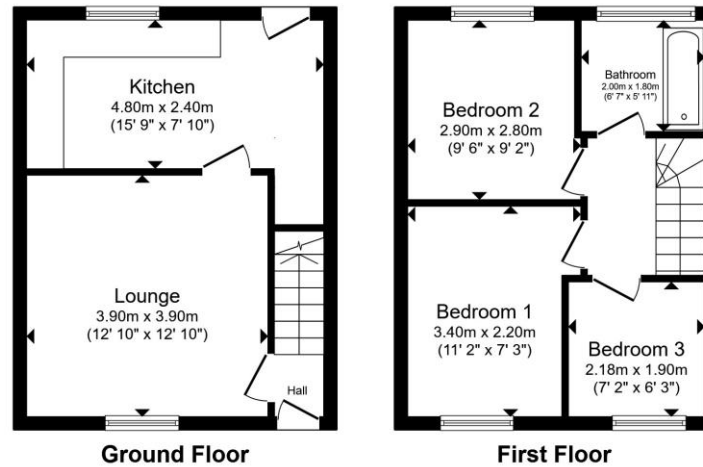
- *Guide Price £200,000 - £210,000*
- Well-presented mid-terraced home
- Spacious lounge and fitted kitchen
- Three bedrooms & bathroom
- Driveway providing off-street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000 - £210,000



Total floor area 61.4 m² (661 sq.ft.) approx

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.propertybox.io

william
h brown



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT107434](https://www.williamhbrown.co.uk/Property/HFT107434)



Property Ref:
HFT107434 - 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](https://www.williamhbrown.co.uk)