



A well-proportioned mid-terraced property offering spacious accommodation throughout, including two particularly generous double bedrooms and plenty of storage. Externally, the property benefits from a front garden and a spacious rear garden, providing excellent outdoor space, along with on-street parking. Conveniently situated close to local shops, everyday amenities, public transport links and Kirkstall Bridge Shopping Park, with Kirkstall Abbey and its surrounding green spaces also nearby.

Key Features:

- TWO SPACIOUS DOUBLE BEDROOMS
 - PLENTY OF STORAGE THROUGHOUT
 - SPACIOUS REAR GARDEN
 - ON-STREET PARKING
 - CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES
 - EXCELLENT TRANSPORT LINKS
 - IDEAL FOR FIRST-TIME BUYERS AND INVESTORS
 - COUNCIL TAX BAND: A
 - EPC RATING: D
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Property Description

A spacious two-bedroom mid-terraced property offering well-proportioned accommodation throughout, generous double bedrooms and excellent outdoor space. Benefiting from a front garden, a spacious rear garden and on-street parking.

Living Room

The living room is a generously sized reception space, offering plenty of room. The room benefits from neutral décor, creating a comfortable living area with plenty of potential for buyers to personalise to their own taste.

Kitchen

The kitchen is fitted with a range of wall and base units, providing useful storage. There is a stainless-steel sink positioned beneath the window, allowing natural light into the room, as well as space for freestanding appliances. The kitchen also benefits from an additional storage cupboard.

Bedroom One

The first bedroom is a particularly spacious double room, offering ample space for a double bed and additional bedroom furniture. A large window provides natural light, while the neutral décor and fitted carpeting create a blank canvas for a new owner to make their own. The generous proportions also allow for additional storage or a dressing area if desired.

Bedroom Two

The second bedroom is another well-proportioned double room, providing versatile accommodation to suit a variety of needs. This room could also be adapted to suit those requiring a guest bedroom or home working space.

Bathroom

The bathroom comprises a white three-piece suite, including a panelled bath, pedestal wash basin, and WC. The walls are finished with cream paintwork above white tiled splashbacks, complemented by laminate flooring. A frosted window provides natural light and ventilation.



Outside

To the front, the property benefits from a front garden, providing an attractive outdoor area. To the rear, there is a spacious garden offering plenty of room for outdoor seating, gardening and entertaining during the warmer months. The outdoor space provides excellent potential for buyers looking to enjoy a garden of their own. On-street parking is also available.

Location

Situated on Lea Farm Road in the LS5 area of Leeds, the property is conveniently located for a range of local amenities and everyday essentials. Nearby shops include Lea Farm Mini Market and Co-op Food, while Kirkstall Bridge Shopping Park offers a wider selection of retail outlets. Vesper Road Surgery and the local pharmacy are also within walking distance, providing convenient access to healthcare services. The area is well placed for local schools and leisure facilities, with Kirkstall Abbey and its surrounding grounds offering a popular nearby destination for walks and outdoor activities.

Transport Links

The property benefits from nearby bus stops on Vesper Road and Broadway, providing connections to surrounding areas and Leeds city centre. Kirkstall Forge railway station is also within reach, offering rail connections for commuters and those travelling further afield. Headingley railway station provides an additional option, while road links make the wider Leeds area accessible by car.

Overall, this property offers spacious accommodation, two generous double bedrooms and a substantial rear garden, making it an appealing opportunity for buyers looking for a home in a convenient Leeds location!



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On-Street
Parking



Council Tax = A



1



Freehold



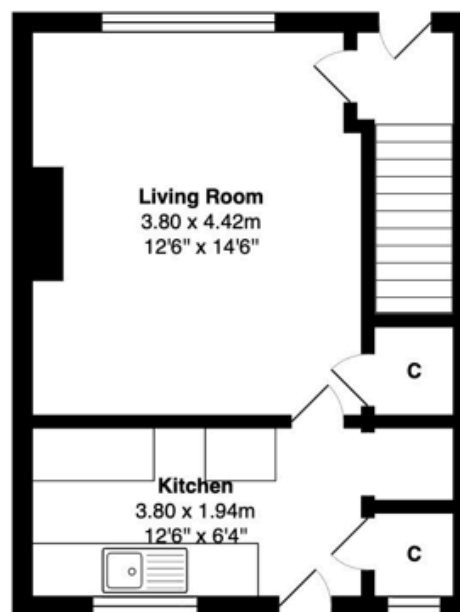
Mid-Terraced



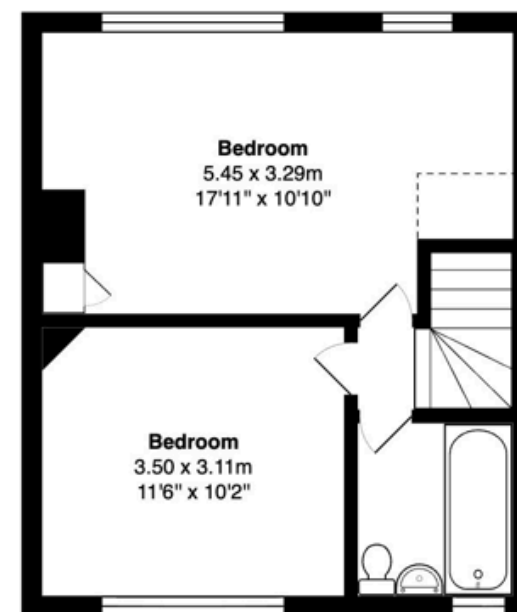
EPC = 65D



Floor Plan



Ground Floor



First Floor

Total Area: 67.3 m² ... 724 ft²

All measurements are approximate and for display purposes only