



4 Vesper Gate Mount, Kirkstall, LS5 3NN
Asking Price of £285,000

This well-presented three-bedroom semi-detached home situated in a great location within LS5, offering excellent access to local amenities and transport links into Leeds city centre. The property benefits from a garage and driveway providing off-street parking for two cars, making it an ideal home for families or professionals seeking convenience and practicality in a popular residential area.





A well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after LS5 area, offering spacious accommodation and excellent convenience for families and professionals alike.

The property welcomes you with a bright and airy entrance, leading through to a generous living room featuring a large window that allows for plenty of natural light, creating a warm and inviting atmosphere. Additionally, the ground floor benefits from two reception rooms: the main living room to the front, and a second reception room to the rear, which is perfectly suited as a dining area. This space enjoys pleasant views over the rear garden and patio, making it ideal for both everyday dining and entertaining, with excellent natural light. To the rear, the property also features a well-appointed fitted kitchen, offering ample storage and worktop space, with direct access to the rear garden — ideal for both practical living and hosting guests.

Upstairs, the home offers three well-proportioned bedrooms, including a spacious principal bedroom with fitted mirrored wardrobes providing excellent storage. The additional bedrooms offer flexibility for family living, guests, or home working. The accommodation is completed by a modern family bathroom fitted with a three-piece suite.

Externally, the property benefits from a garage and a driveway providing off-road parking for two vehicles, along with gardens to the front and rear, ideal for outdoor enjoyment and low-maintenance living.

Located in a fantastic residential area, the property is within close proximity to a range of local amenities, well-regarded schools, and excellent transport links, offering easy access into Leeds city centre and surrounding areas.

This is a fantastic opportunity to acquire a well-maintained home in a popular and convenient location, ideal for first-time buyers, families, or investors. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Transport Links

LS5 benefits from excellent transport links, making it ideal for commuters. The property is within easy reach of Headingley and Kirkstall Forge railway stations, both offering regular services to Leeds city centre and surrounding areas. Convenient bus routes operate nearby, providing frequent access into Leeds, Bradford, and Leeds Bradford Airport. The area also offers straightforward access to major road networks, making travel by car quick and convenient.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



3



1



Garage &
Driveway



Council Tax = C



2



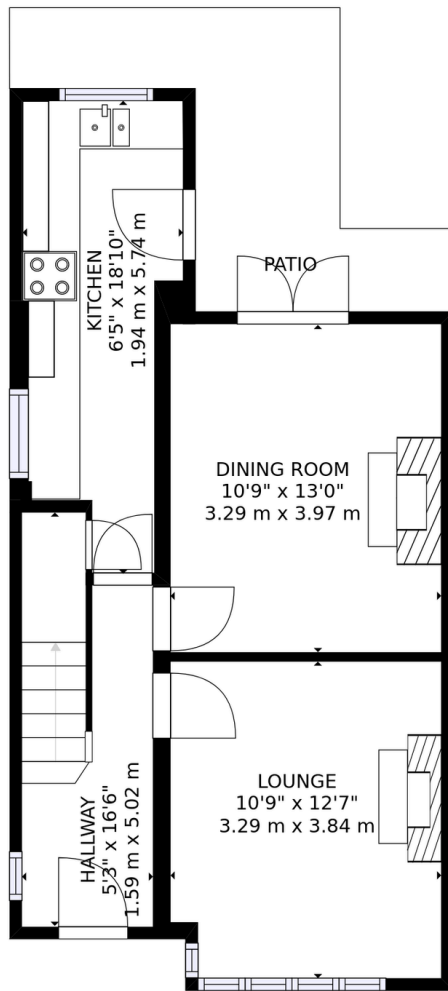
Freehold



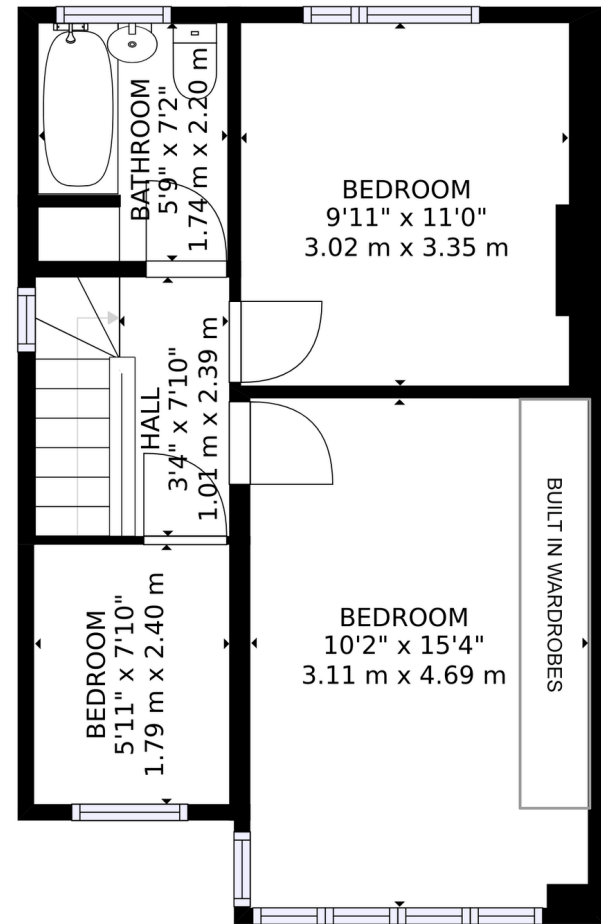
Semi-Detached



D



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.