



Vesper Way, Leeds LS5 3LW

welcome to

Vesper Way, Leeds

Offered with no onward chain, this three-bedroom home presents an excellent opportunity for buyers looking to modernise and add their own stamp. Situated in the popular residential area of Kirkstall, the property offers spacious accommodation throughout and is conveniently located.



Vesper Way

Offered to the market with no onward chain, this three-bedroom mid-terrace home occupies a popular position in Kirkstall, conveniently located close to a range of local amenities, well-regarded schools and excellent transport links, including Kirkstall Forge railway station, which is approximately 0.8 miles away.

Requiring a programme of modernisation throughout, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. The accommodation briefly comprises an entrance hallway, a spacious through lounge/diner and a kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a wet room. Externally, the front of the property features a paved garden with steps leading to the entrance. Subject to the necessary permissions, there is potential to create off-street parking. To the rear is a generously sized, enclosed garden arranged over tiers, offering fantastic scope for landscaping and improvement. A substantial paved patio provides an ideal space for outdoor seating and entertaining, while steps lead to a raised section bordered by fencing and boundary walls, creating a versatile outdoor area with plenty of potential.

Ground Floor

Entrance Hallway

A door to the front opens into the entrance hallway with stairs up to the first floor.

Through Lounge/Diner

A spacious through lounge with electric fireplace with built in stone surround, two radiators and windows to both the front and rear.

Kitchen

The kitchen provides space for a range of wall and base units and a range of appliances. There is a useful pantry cupboard and door to the rear.

First Floor

Landing

A spacious landing and access to the loft

Bedroom One

A good sized double bedroom with radiator and window

Bedroom Two

A second double bedroom with fitted cupboard, radiator and window

Bedroom Three

A good sized single bedroom with radiator and window

Wet Room

A fully tiled wet room with shower, low flush wc, pedestal wash basin, radiator and window

Outside

To the front there is a paved garden with steps leading to the front door. There is potential to create off road parking here with relevant permissions.

To the rear is a private and enclosed garden again paved for low maintenance.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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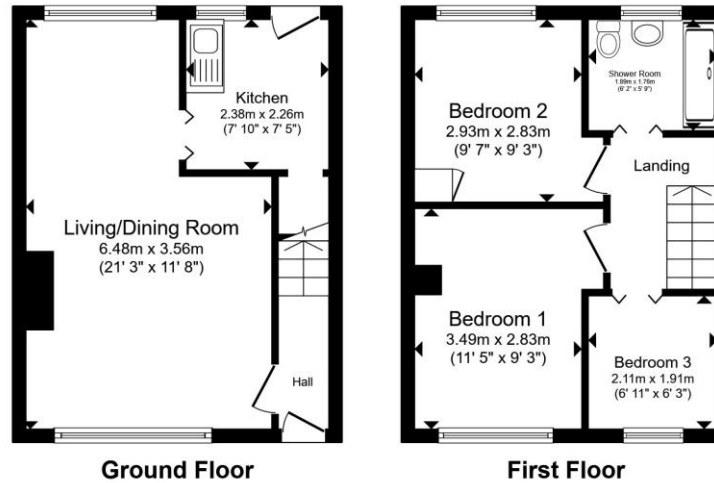
Vesper Way, Leeds

- Three Bedroom Mid-terrace
- Low Maintenance Gardens
- Offered with NO CHAIN
- Popular Residential Area
- Spacious Lounge/Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£180,000 - £190,000



Total floor area 62.1 m² (668 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

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107384 - 0003

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