HUNTERS®

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# Vesper Gardens

Hawksworth, Leeds, LS5 3NS

Offers Over £199,950

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Council Tax: B

# 29 Vesper Gardens

## Hawksworth, Leeds, LS5 3NS

## Offers Over £199,950

- CHAIN FREE SALE!
- Two-bedroom semi-detached bungalow
- Quiet Hawksworth cul-de-sac location near river and Abbey walks
- Scope to personalise & add potential value
- Modern fitted kitchen with integrated oven and tiled splashback
- Bright reception room with bay window
- Low-maintenance sun trap garden
- Practical wetroom-style bathroom with scope to modernise
- Private driveway providing off-street parking
- Council tax band: B

Nestled within a quiet cul-de-sac in Hawksworth, this neutrally decorated TWO-bedroom semi-detached bungalow presents a versatile living space suitable for downsizers or property developers alike. The property is CHAIN FREE ready to move into, and offers off-street parking with a private drive at the front.

Inside, you'll find a separate LIVING ROOM featuring a decorative fireplace, plush carpets, a bay window, and a PORCH entrance providing handy coat storage. The fitted KITCHEN comes fully functional with a modern integrated oven and practical tiled splashback.

Both bedrooms are doubles. The main is at the rear of the home, well proportioned with FITTED WARDROBES and peaceful views of the private garden. The second bedroom is currently used as a DINING ROOM but offers flexibility, and benefits from French doors leading directly to the garden, making it ideal for entertaining or home working.

The BATHROOM is a practical accessible wetroom, featuring a frosted window, extractor fan, and potential for further modernisation.

Step outside the french doors to the low-maintenance GARDEN, a secure sun trap ideal for relaxing in privacy. The location remains quiet and tranquil, while still being close to local amenities and the beautiful riverside walks by the River Aire.

You're just a short distance from Kirkstall Abbey—a fantastic spot for scenic walks and local history. The vibrant Kirkstall shopping and café area is also nearby. For travel, Headingley train station offers speedy journeys to Leeds city centre and beyond, with direct trains typically under 10 minutes. Several bus routes serve the area as well.

Council Tax Band B. With scope to further improve and personalise to your families needs - A viewing is HIGHLY recommended to appreciate what is on offer!

Tel: 0113 257 6198

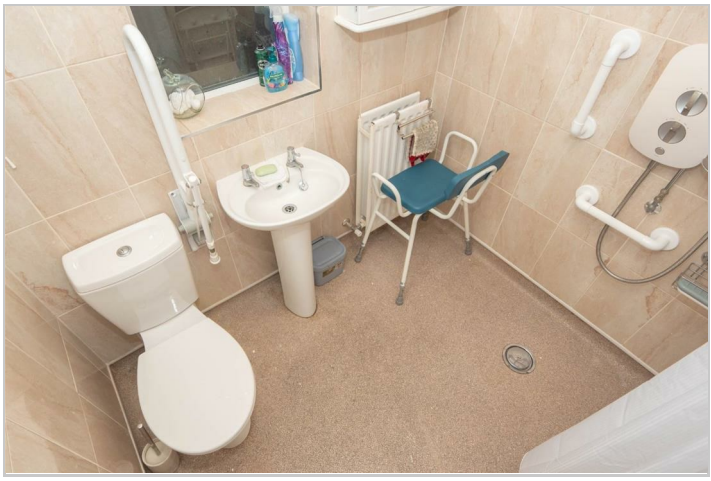
KITCHEN
8'6" x 6'4" (2.60m x 1.95m)

LIVING ROOM
15'9" x 13'1" (4.81m x 4.00m)

BEDROOM ONE
12'11" x 9'9" (3.94m x 2.99m)

BEDROOM TWO/DINING ROOM
9'9" x 9'8" (2.98m x 2.95m)

SHOWER ROOM
7'9" x 6'4" (2.37m x 1.95m)

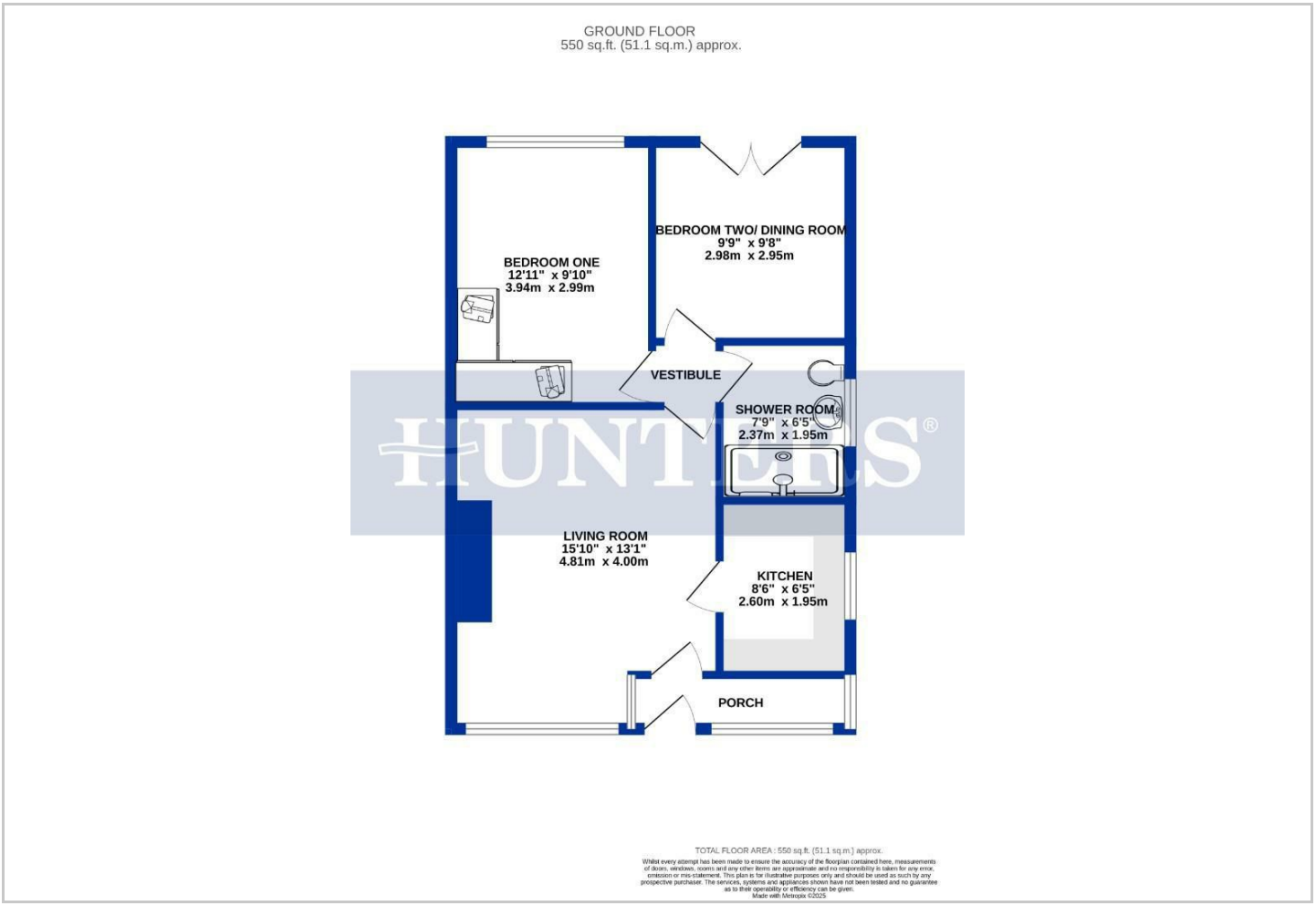


## Road Map

## Hybrid Map

## Terrain Map

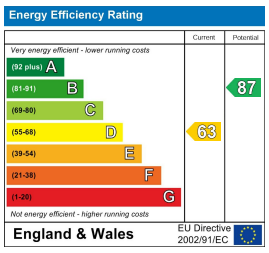
## Floor Plan

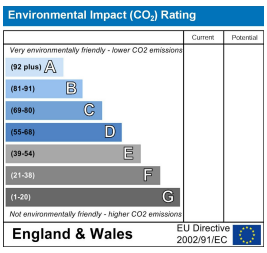



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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