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Vesper Way

Kirkstall, Leeds, LS5 3LW

£215,000

3 1 1 D

Council Tax: B

45 Vesper Way

Kirkstall, Leeds, LS5 3LW

£215,000

- Beautifully designed three-bedroom townhouse
- Stunning contemporary kitchen diner
- Side-by-side off-street parking for two vehicles
- Useful loft space with pull-down ladder, light and power
- Council tax band: B
- Exceptional turn-key presentation throughout
- Elegant separate living room with feature fireplace
- Superb south-facing low-maintenance rear garden
- Popular Kirkstall location with excellent amenities and transport links

Beautifully designed, meticulously cared for and presented to an exceptional standard throughout, this impressive three-bedroom townhouse on Vesper Way is a genuine turn-key home. Stylish yet practical, every room has been thoughtfully finished to create a warm, contemporary interior that feels instantly inviting. With two generous double bedrooms, a versatile third bedroom, a superb south-facing garden and off-street parking for two vehicles, this is an exciting opportunity for first-time buyers, couples and anyone seeking a home they can simply move into and enjoy from day one.

To the front, the property is approached via a smart paved driveway providing side-by-side off-street parking for two vehicles, accessed via a dropped kerb.

Step inside and the quality of presentation is immediately apparent. The beautifully styled living room is an elegant yet comfortable space, finished with attractive wood flooring and tasteful décor. A decorative feature fireplace creates a natural focal point and frames the room wonderfully, while the generous proportions allow plenty of space for larger living room furniture without compromising the sense of openness.

The separate arrangement between the living room and kitchen diner works particularly well, giving the home a lovely sense of flow while retaining clearly defined spaces for relaxing, dining and entertaining.

Positioned to the rear is the stunning kitchen diner, finished in a sleek contemporary style and clearly designed with both appearance and practicality in mind. High-gloss wall and base units provide excellent storage, complemented by tiled splashbacks, a stylish black inset sink and chrome extendable mixer tap. An integrated Bosch oven is fitted, with additional space available for white goods. There is also useful understairs storage, while the dedicated dining area provides plenty of room for a table and chairs. Direct access leads out onto the rear garden, making this a wonderful space for entertaining and allowing the indoor and outdoor areas to work beautifully together through the warmer months.

The south-facing rear garden is another standout feature and provides a fantastic sun trap. Designed with ease of maintenance in mind, the garden offers an attractive and highly usable outdoor space without demanding hours of upkeep. Raised decking creates the perfect setting for outdoor seating, dining or simply enjoying the sunshine, while timber fencing and wall boundaries give the garden a secure and enclosed feel. A large timber shed provides valuable additional storage.

Upstairs, the same attention to presentation continues across three beautifully finished bedrooms. To the front is a generous double bedroom, presented in calming neutral tones and finished with attractive wood-effect flooring. The room feels bright, spacious and exceptionally well cared for. The second double bedroom sits to the rear and enjoys a pleasant outlook across the sunny garden. Similar in size and equally well presented, this room could comfortably serve as the main bedroom if preferred, giving the next owner excellent flexibility when arranging the accommodation. The third bedroom is currently styled as a dressing room, creating a particularly attractive and luxurious addition to the home. Equally, the room would work perfectly as a single bedroom, nursery or dedicated home office, allowing it to adapt effortlessly to the lifestyle of its next owner.

Completing the first floor is the modern bathroom, finished with contemporary tiling around the bath and shower area and fitted with an overhead shower, pedestal wash basin and WC. A frosted window provides natural light and privacy, while a heated towel rail completes the space.

Further enhancing the practicality of the property is the loft space, conveniently accessed via a pull-down ladder and already benefiting from both lighting and power. It provides excellent additional storage and is another example of how thoughtfully the home has been maintained and utilised.

This is far more than simply a well-presented house. It is a beautifully designed and exceptionally well cared-for home where attention has clearly been paid to every detail. Offering stylish interiors, generous accommodation, excellent storage, private parking and a superb south-facing garden, it delivers the increasingly rare opportunity to purchase a truly turn-key property in a popular Kirkstall location

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM
12'6" x 12'11" (3.82 x 3.96m)

KITCHEN DINER
15'10" x 7'11" (4.84 x 2.43m)

LANDING

BEDROOM ONE
10'0" x 11'7" (3.06 x 3.55m)

BEDROOM TWO
10'0" x 9'5" (3.06 x 2.89m)

BEDROOM THREE
6'2" x 6'8" (1.90 x 2.05m)

BATHROOM
6'1" x 5'6" (1.86 x 1.68m)

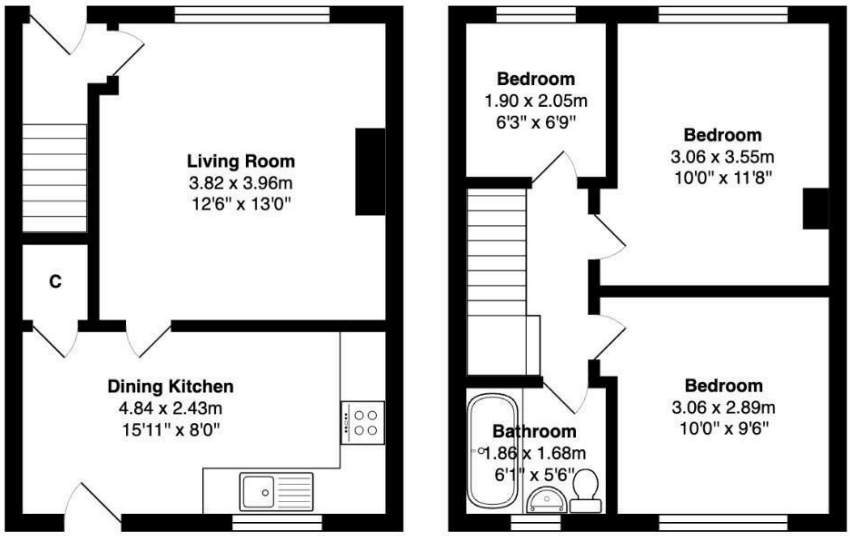
GARDENS & DRIVE

Road Map

Hybrid Map

Terrain Map

Floor Plan



Ground Floor **First Floor**

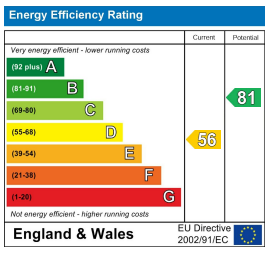
Total Area: 63.5 m² ... 683 ft²

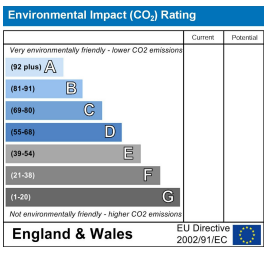
All measurements are approximate and for display purposes only

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





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