

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Vesper Way

Leeds, West Yorkshire, LS5 3LN

£210,000



Council Tax: B



# 40 Vesper Way

Leeds, West Yorkshire, LS5 3LN

£210,000



- NO FORWARD CHAIN
- BEAUTIFULLY PRESENTED
- THREE WELL PROPORTIONED BEDROOMS
- LOG BURNER IN THE LOUNGE
- DELIGHTFUL GARDENS
- SOUTHERLY FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES

Kirkstall continues to be one of Leeds' most desirable areas, attracting buyers with its unique combination of city convenience and outdoor lifestyle. Residents enjoy easy access to an excellent range of amenities including supermarkets, independent cafés, restaurants, bars, gyms, and leisure facilities. The area is particularly popular with professionals and families thanks to its excellent transport links into Leeds City Centre, nearby train stations, and convenient road networks.

For those who enjoy the outdoors, the location is hard to beat. The picturesque Leeds and Liverpool Canal offers miles of scenic waterside walks and cycling routes, while Kirkstall Abbey and its surrounding parkland provide beautiful open green spaces to explore throughout the year. Whether enjoying a morning run, weekend stroll, or relaxing coffee by the canal, Kirkstall offers a lifestyle that perfectly balances convenience with recreation.

Stepping inside, the welcoming entrance hallway leads through to a beautifully presented lounge, a room that immediately feels warm and inviting. A charming bay window floods the space with natural light, while the log burner creates a wonderful focal point, complete with a characterful wooden beam mantel above. The combination of charm and tasteful décor creates the perfect environment for cosy evenings, entertaining guests, or simply relaxing at the end of a busy day.

To the rear of the property is the spacious kitchen and dining room, designed with both practicality and sociability in mind. Fitted with a range of neutral wall and base units, the kitchen offers ample storage and generous work surface space, together with the added benefit of a useful pantry cupboard and space for breakfast / dining table with direct access to the rear garden allows indoor and outdoor living to flow seamlessly during the warmer months. It is easy to imagine summer gatherings, barbecues, and evenings spent with family and friends enjoying this wonderful space.

The first floor offers three well-proportioned bedrooms, each presented to a high standard. The principal bedroom provides a comfortable and relaxing retreat, while the second double bedroom benefits from fitted wardrobes, offering excellent storage. The third bedroom is a generous single room, currently utilised as a home office, and also benefits from built-in wardrobe storage, making it a versatile space that can adapt to changing lifestyles and needs.

The landing provides access to the loft, adding further practicality to the home.

Completing the accommodation is the house bathroom, fitted with a white suite comprising a bath with shower over, wash basin with vanity storage, WC, and heated towel rail it provides everything required for modern family living.

Externally, the property is equally impressive. To the front is an attractive tiered rockery garden filled with mature planting, creating a colourful and welcoming approach while providing a lovely outlook from the lounge bay window.

To the rear, the south-facing garden is a true highlight. Beautifully established and thoughtfully designed, it enjoys a patio seating area, lawn, mature planted borders, and secure fencing. Bathed in sunlight throughout much of the day, this tranquil outdoor space offers the perfect setting to enjoy morning coffee, outdoor dining, gardening, or simply relaxing and unwinding in peaceful surroundings.

**DISCLAIMER:-** The property has a flying freehold relating to the section of the first-floor bedroom that extends above the shared alleyway access. This is a common feature in many traditional terraced properties and buyers are advised to seek clarification from their legal representative during the conveyancing process.

Offering charm, spacious accommodation, a fantastic southerly facing garden, and an enviable Kirkstall location, this superb home presents an exciting opportunity for a wide range of buyers.

Beautifully maintained, full of warmth and offered to the market chain free, this wonderful home is ready for its next owners to simply move in and enjoy.

Early viewing is highly recommended to fully appreciate the accommodation, location, and lifestyle on offer. Book your viewing today – you will not be disappointed.

Tel: 0113 257 6198

## KITCHEN

15'9" x 7'10" (4.82m x 2.40m)

## LIVING ROOM

12'8" x 12'5" (3.88m x 3.81m)

## BEDROOM ONE

13'1" x 9'6" (4.00m x 2.91m)

## BEDROOM TWO

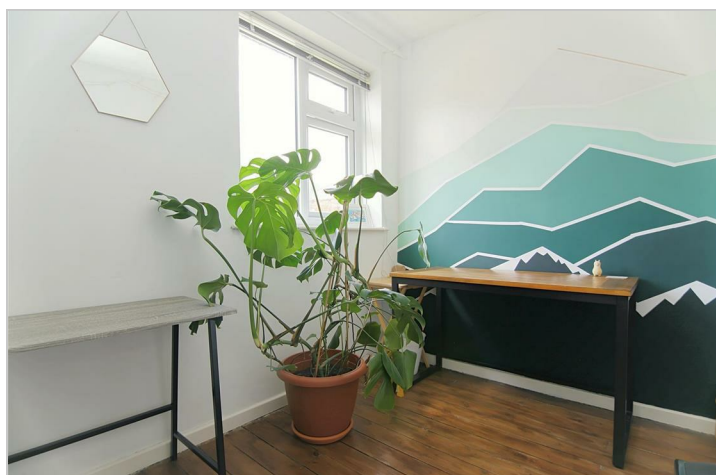
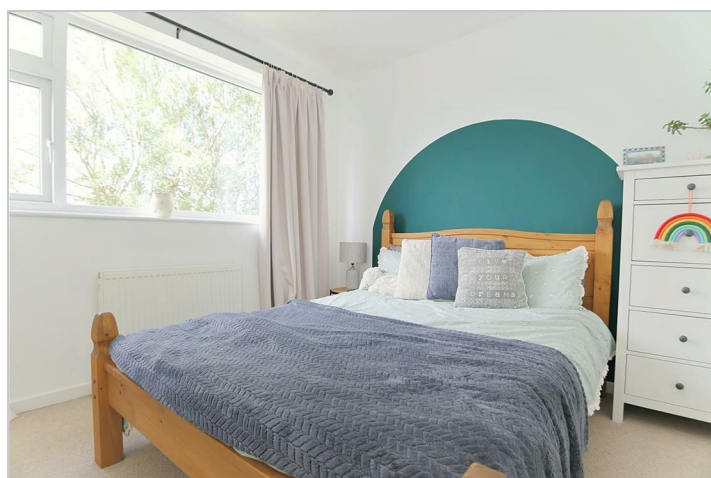
11'3" x 10'0" (3.45m x 3.05m)

## BEDROOM THREE

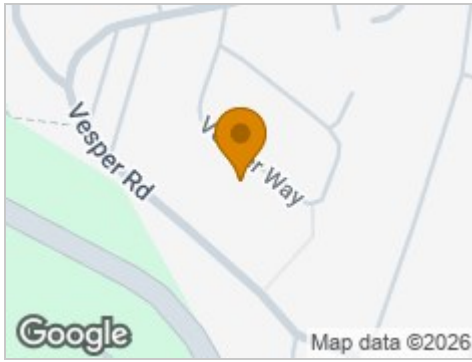
9'3" x 6'9" (2.84m x 2.06m)

## BATHROOM

6'3" x 5'4" (1.91m x 1.65m)



## Road Map



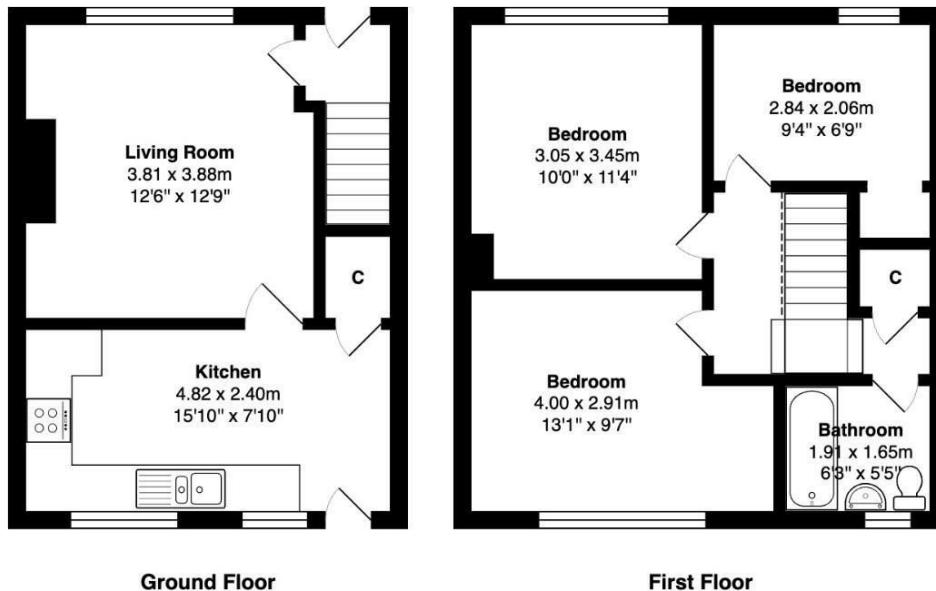
## Hybrid Map



## Terrain Map



## Floor Plan



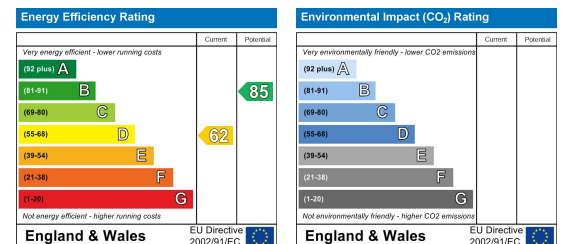
Total Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>

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



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.