



Vesper Road, Leeds LS5 3NU

welcome to

Vesper Road, Leeds

A characterful semi-detached home offering a cosy lounge with a wood-burning stove, spacious kitchen/diner, three good bedrooms and a stunning larger than average rear garden with multiple areas to enjoy. A gated driveway, garage and great location make this an exciting opportunity not to miss.



Vesper Road

A wonderful and characterful semi-detached home offering generous, well-maintained accommodation throughout, perfectly positioned in a highly sought-after area of Kirkstall close to local amenities, reputable schools and excellent transport links. This gorgeous home is packed with charm and is sure to attract a wide range of buyers.

The ground floor features a large entrance porch, a cosy lounge with a wood-burning stove, and a spacious kitchen/diner with an adjoining utility room. Upstairs, you'll find three well-proportioned bedrooms and a stylish, modern bathroom.

Outside, the front of the property boasts a gated driveway and garage, offering ample parking and storage. But it's the rear garden that truly steals the show — a fantastic, generous space with distinct areas including a paved patio, lawned garden and raised vegetable patches, making it perfect for relaxing, entertaining or growing your own produce. An exciting opportunity and a home not to be missed. Internal viewing is highly recommended to fully appreciate everything on offer.

Ground Floor

Entrance Porch

A spacious entrance porch providing access from both the front and rear, featuring side windows and a Velux window for added light — an ideal spot for storing shoes and coats.

Lounge

12' 2" x 10' (3.71m x 3.05m)

A warm and spacious lounge featuring a striking exposed brick fireplace wall with a wood-burning stove set into a brick recess with a natural timber mantel above. A radiator and front-facing window complete this charming and characterful space.

Kitchen / Diner

19' 10" x 12' + bay (6.05m x 3.66m + bay)

This beautifully presented kitchen and dining space combines modern finishes with charming character features. Contemporary cabinetry in a soft neutral tone provides excellent storage, complemented by a tiled splashback and generous worktop space. A central kitchen island houses a Belfast sink and fitted dishwasher, while further appliances include an integrated fridge freezer and space for a large range-style cooker.

The open layout includes a spacious dining area with space for table and chairs, creating the perfect spot for family meals or entertaining. Wooden flooring runs throughout, enhancing the natural warmth of the room. Large windows allow plenty of natural light, additional features include recessed ceiling lighting and ceiling beam. Stairs lead up to the first floor and a rear door opens out onto the garden.

Utility Room

9' 1" x 7' 4" (2.77m x 2.24m)

A must have space for any busy household with space for washing machine and tumble dryer, tiled flooring and window to the front

First Floor

Landing

With stairs from the ground floor, laminate flooring and window to the side.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

A spacious double bedroom with radiator and window to the rear

Bedroom Two

10' 11" + Recess x 9' 11" (3.33m + Recess x 3.02m)

A second double bedroom with radiator and window to the front

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

A good sized third bedroom which is currently being used as a home office with laminate flooring, radiator and window to the rear

Bathroom

A stylish bathroom featuring a freestanding claw-foot bath, grey subway-tiled walls and patterned floor tiles. A pedestal sink, traditional WC and separate walk in shower with glass screen, while a frosted window and decorative touches create a bright and inviting space.

Outside

A double gate opens onto the driveway, providing ample off-street parking, with steps leading down to the property and shrub borders adding a touch of greenery.

The rear garden is a real highlight — a generous larger than average space featuring a paved patio accessed from the kitchen, with steps leading down to a large lawn and mature borders. Beyond this, you'll find raised vegetable beds, mature trees, a greenhouse, small outbuilding and two sheds - one of which is insulated and has electricity that is currently used as an art workshop - creating a truly fantastic outdoor space.

Garage

16' 2" x 8' 9" (4.93m x 2.67m)

Accessed via the front of the property with double doors additional side door and windows, an ideal storage space.



view this property online williamhbrown.co.uk/Property/HFT107397



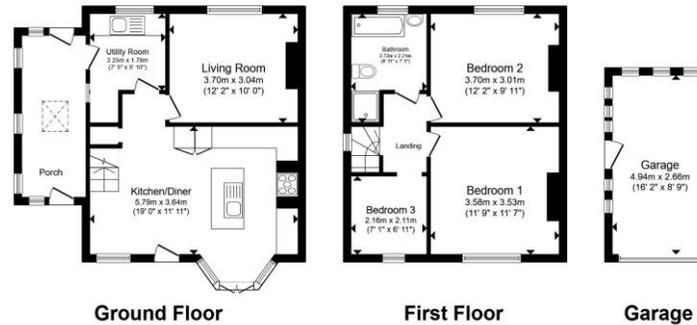
welcome to

Vesper Road, Leeds

- Characterful semi-detached home in popular Kirkstall
- Cosy lounge with wood-burning stove
- Spacious kitchen/diner plus utility room
- Three good-sized bedrooms and stylish bathroom
- Gated driveway, garage and excellent outdoor space

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C



£350,000

Total floor area 99.6 m² (1,072 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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT107397](https://www.williamhbrown.co.uk/Property/HFT107397)



Property Ref:
HFT107397 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)