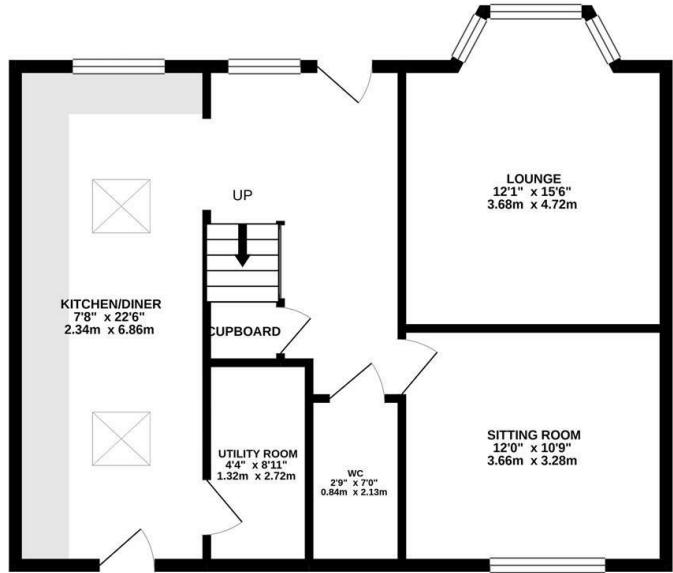
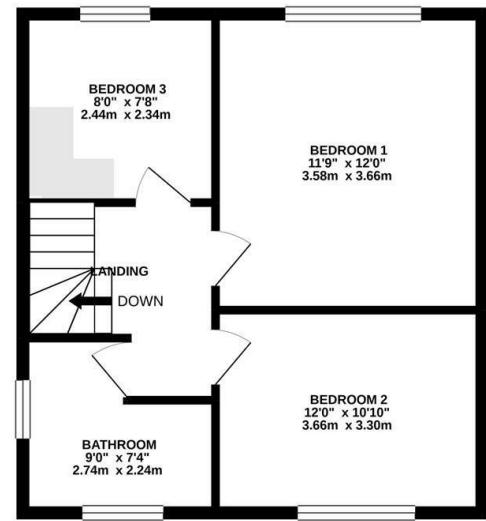


HARDISTY AND CO

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Vesper Road
Kirkstall

£350,000

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

Exciting opportunity and ready to move straight into!!! We are delighted to offer onto the market this extended, spacious and beautifully finished, three bedroom family home offering delightful gardens, the rear especially being a real feature with lengthy lawn, decked area and covered hot tub! There's a lawned garden to the front, gated entry to the property, secure parking forecourt, further parking to the side, detached garage and two useful storage sheds, both with power. Sited in a perfect location for commuter links, walks around Kirkstall Abbey, local shops, schools and other amenities, this property must be viewed at your earliest opportunity so that you can appreciate the fabulous indoor and outdoor space on offer! With contemporary, stylish and luxury finish, comprises, to the ground floor, a 22'6" long dining kitchen (part of side extension), flooded with natural light from the Velux windows with fabulous, extensive high gloss fitted kitchen providing excellent storage and worktop space, an inner hallway gives access out to the garden and to a large, bay fronted lounge to the rear with lovely outlook, a versatile second reception/TV/playroom to use as you please, two piece guest WC and utility. Upstairs are the three bedrooms, two of which are double rooms, a single to the rear would make an ideal child's room or maybe a home office and last, but not least, is the luxurious four piece family bathroom with Jacuzzi bath, large shower enclosure with dual head shower, WC and basin. This property will not be around for long, please call the office now to arrange your viewing!

LOCATION

Situated in a popular residential area of Kirkstall with easy access to the City Centres of both Leeds & Bradford. The A65 is close by and connects to major links and the motorway network. Kirkstall Abbey and the refurbished museum are only a short distance from the property and provides pleasant walks and family days out. The new train station at Kirkstall Forge is perfect for hassle free travel! The Savins Mill Way shopping complex is on hand, providing a Morrisons Superstore with garden centre, Boots and further shops as well. The new Kirkstall Bridge Shopping Centre has been completed recently and offers a gym and an array of shops. Further along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including gyms, bowling alley, cinema, and various restaurants. The neighbouring village of Horsforth is only a short car ride or a short bus journey away and also offers a good selection of shops, pubs and restaurants. Leeds - Bradford Airport, again only a short drive away but the property is close to the dedicated airport bus service that runs from the city centre. Vibrant Headingley is a walk away where you can enjoy extensive bars, eateries, shops and restaurants, along with the Headingley Stadium where international cricket and rugby can be enjoyed.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS5 3NU.

ACCOMMODATION

GROUND FLOOR
Composite entrance door to ...

DINING KITCHEN



22'6" x 7'5"

Wow!!! A truly stunning, extended family space, flooded with natural light from the Velux windows and with a window to the rear elevation along with recessed spot lighting. Modern decor theme and flooring and an extensive range of sleek, high gloss wall, base and drawer units with complementary worksurfaces providing excellent storage and worktop space. Space for a three quarter size Range cooker, contemporary integrated cooker hood over with unique splashback to hob. Stainless steel sink and side drainer with mixer tap and plumbing for a dishwasher. Ample space for kitchen table and chairs. Opens through to the ...

DINING KITCHEN TWO



INNER HALLWAY

With access out to the garden and window to the rear elevation, staircase up to the first floor, modern wood effect flooring and useful understair storage. Doors to ...

LOUNGE



15'6" x 12'1"

A lovely, light and airy reception room with lots of natural light from the large bay window to the rear elevation, overlooking the garden and with modern, contemporary decor theme.

SITTING ROOM/TV/PLAYROOM



12'1" x 10'9"

A modern family space offering great versatility to use as you wish with pleasant outlook over the front garden. Ample space for large corner sofa with recess for a plasma TV to the chimney breast wall.

GUEST WC

2'9" x 7'1"

Essential for a busy family home with a modern two piece suite, contemporary decor scheme and window to the front elevation.

UTILITY

8'11" x 4'4"

Another must providing great additional storage space with fitted wall and base units, plumbing for a washing machine and window to the front. Access to the dining kitchen.

FIRST FLOOR

LANDING

With access to the loft via a hatch and with doors to ...

BEDROOM ONE



12'0" x 11'9"

A good size double bedroom at the rear of the house with stunning outlook over the garden and beyond.

BEDROOM TWO



12'0" x 10'10"

Another double bedroom at the front with pleasant outlook.

BEDROOM THREE

8'0" x 7'8"

A sing bedroom to the rear of the house, perfect nursery, dressing room or maybe a home office with that lovely view over the garden.

LUXURY HOUSE BATHROOM



9'0" x 7'4" (max)

A generous, luxurious family bathroom with four piece suite including a Jacuzzi style bath with central taps, jets and shower attachment, separate large shower enclosure with dual head thermostatic shower and glazed sliding doors, basin and WC. Fully tiled in large contrasting ceramics, modern flooring and window to the front elevation.

OUTSIDE



The fabulous outside space is a real feature! The property has private gated entry leading to a parking forecourt and additional parking on gravel to the side leading to a detached garage. There is an enclosed lawned garden to the front. The rear garden is so impressive with a lengthy lawned garden, fully enclosed by hedging and stone walling, so perfectly safe for children and pets. There are fruit trees, paths and borders, two useful sheds both with power and light. Beyond the lawns is a large decked area with ample outdoor seating and a covered hot tub! A stunning family garden, perfect for entertaining and for the children to play!

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

ADDITIONAL SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.