



**Flat 10, Aire View
Gardens, 31 Vesper
Road, Kirkstall,
Leeds, LS5 3NU
£119,995**



An fantastic opportunity has arisen to purchase a most appealing two bedroom ground floor apartment situated in a block of similar apartments amongst beautifully well maintained gardens and within easy reach of Leeds city centre. Ideal for the First Time Buyer/Investor buyer. Boasting a refitted modern kitchen and shower room and being pleasantly decorated throughout with neutral tones. We strongly recommend the apartment be viewed at your earliest convenience to avoid disappointment which will in brief reveal a communal entrance hall with composite door to the apartment, entrance hall, inner hall leading to lounge/ diner, kitchen reached via the lounge/diner, bedrooms one and two and shower room/W.C. In addition the property has majority sealed unit double glazing and PVCu double glazing, electric heating, tasteful and spacious through lounge/ diner having a feature walk in box bay window, modern refitted kitchen with built in appliances to include a four ring Lamona electric hob with built under oven and stainless steel extractor over. The shower room is also refitted with a modern suite comprising of a double sized walk in shower unit with rain shower plus additional hand held personal shower. Outside the apartments are approached by a blocked paved communal driveway leading to an allocated parking space with further ample visitor parking situated to the rear. There are beautifully kept communal established lawned gardens. Alarm system. The tenure is leasehold.

Do not delay book your viewing today!

Entrance hall 5'9" x 5'6" (1.75m x 1.68m)

Having a newly fitted composite entrance door, wood effect flooring, door leading to the inner hall way.



Inner hallway

Leading to the lounge/diner, bedrooms one and two and shower room/W.C, wood effect flooring, intercom telephone.



Lounge diner 20'7" x 14'1" (reducing to 10'9") (6.27m x 4.29m (reducing to 3.28m)

With TV point, sealed unit double glazed walk in box bay window, two sealed unit double glazed windows to the side elevation, two wall mounted electric heaters, doorway leading to the kitchen, positioned to the front.



Lounge view 2



Kitchen 8'5" x 5'5" (2.57m x 1.65m)

Being refitted with a modern range of white wall, base units and a draw with contrasting roll edge work surfaces and inset single bowl, single drainer stainless steel sink unit and mixer tap. Four ring Lamona electric hob with stainless steel extractor over and built under oven, plumbed for washing machine, space for a tall fridge freezer, modern style brick tiling to the work surfaces, sealed unit double glazed window, wood effect flooring, positioned to the side.

**Bedroom one 12'4" x 9'3" (3.76m x 2.82m)**

Two sealed unit double glazed windows, wall mounted electric heater, positioned to the front.

**Bedroom two 7'5" X 9'3" (2.26m X 2.82m)**

PVCu double glazed window, wall mounted electric heater, wood effect flooring, positioned to the front.

**Shower room/ W.C 6'5" x 5'2" (to max point) (1.96m x 1.57m (to max point))**

Being refitted with a modern three piece white suite comprising of a double sized walk in shower enclosure with rain shower over plus additional hand held shower and glass side screen. Vanity sink with low level storage drawer, low flush W.C with concealed cistern, PVCu panelled ceiling with recessed LED lights, extractor, chrome ladder style towel radiator, fully tiled to the floor and walls.

**Outside**

The property is accessed via a block paved shared access driveway leading to an allocated parking space, the driveway continues down and round to the rear of the apartment block where there is additional ample guest parking with neatly manicured communal gardens beyond.

Outside view 2



Outside view 3



Location

Viewing arrangements

Please contact Agent's Garforth Office on (0113) 2864276.

Opening Hours

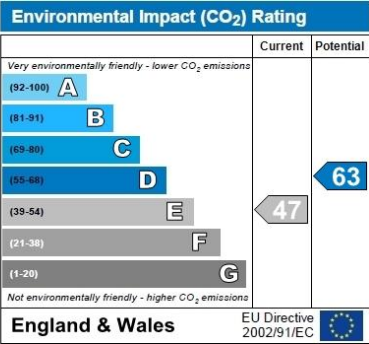
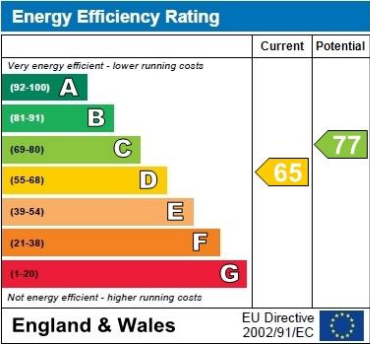
Our offices are open Monday - Friday: 9am to 5pm, Saturday: 9am to 3pm, Sunday: 11am to 3pm.

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Ground Floor





Aire View Gardens



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