

# HARDISTY AND CO

Vesper Court Drive  
Kirkstall



£210,000  
Offers In The Region Of

# HARDISTY AND CO

BEAUTIFULLY REFURBISHED TWO bed., SEMI - DETACHED BUNGALOW at the head of this conveniently located CUL DE SAC with great amenities, TRANSPORT LINKS & Kirkstall Forge TRAIN ST., on your doorstep! SWEEPING DRIVEWAY providing parking for TWO/THREE cars, GARDENS & GARAGE! LARGE LOUNGE, MODERN, NEWLY FITTED HIGH GLOSS KITCHEN, useful CONSERVATORY, MASTER bed., single bed./study & RECENT LUXURY BATHROOM. Do not miss out! These properties in such a good location rarely stay around for long! EPC - D



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## INTRODUCTION

A rare opportunity to acquire this beautifully refurbished two bedroom semi-detached bungalow at the head of a conveniently located cul de sac, with amenities, bus/road links and Kirkstall Forge train station on your doorstep! Finished to a high specification and with a sweeping driveway providing off street parking for two to three cars, gardens and garage this property really must be viewed at your earliest convenience as they do not stay around for long! Comprises, entrance hall, spacious lounge/diner with ample space for table and chairs and which flows beautifully into the conservatory at the rear, with access out to the rear garden. The Conservatory is a really useful, versatile space to use as you wish! A newly fitted, white high gloss fitted kitchen, double bedroom, single bedroom/study and recent luxury bathroom complete the accommodation. Call now to book 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

From our office at New Road Side, Horsforth (A65) proceed towards Leeds city centre. This road becomes Abbey Road; continue along passing the Kirkstall Forge on the right hand side. Continue further along and just before the small parade of shops on the left, turn left into Vesper Walk and then left again onto Vesper Court Drive. The property can be identified by our For Sale board. Post Code - LS5 3NZ

## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed side entrance door to ...

### ENTRANCE HALL

With new carpets and doors to ...



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#### LOUNGE/DINER

18'2" x 9'10"

A fabulous size with neutral decor, new carpet and sliding doors through to the Conservatory. Window to the side elevation - lovely and light too!

#### KITCHEN

9'1" x 6'7"

A modern, white high gloss fitted kitchen with metro tiling to splashbacks and tiled floor. Integrated electric oven, hob and extractor fan. Stainless steel sink and drainer with mixer tap and space for a fridge freezer. Pleasant outlook over the rear garden.

#### CONSERVATORY

10'0" x 9'4"

A great addition - a lovely, light and airy space with new carpet, uPVC double glazed roof and access out to the rear garden.

#### BEDROOM ONE

14'3" x 9'3"

A good size double bedroom at the front of the house with new carpet and pleasant outlook.

#### BEDROOM TWO

8'2" x 6'7"

A single bedroom with new carpet, neutral decor theme and window to the front elevation - another lovely, light and airy space!

#### BATHROOM

5'9" x 5'6"

A modern, recent, white bathroom incorporating a bath with mixer tap and thermostatic shower attachment, WC and basin set into vanity unit. Heated towel rail and window to the side.

#### OUTSIDE

A lovely rear garden with paved patio area and lawn. To the front is a further lawned garden with shrubbery and a driveway leading to a spacious garage with up and over door.

#### BROCHURE DETAILS

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

#### ADDITIONAL SERVICES - Disclosure Of Financial Inte

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.



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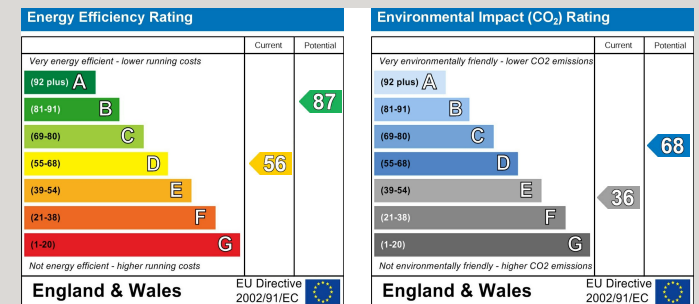
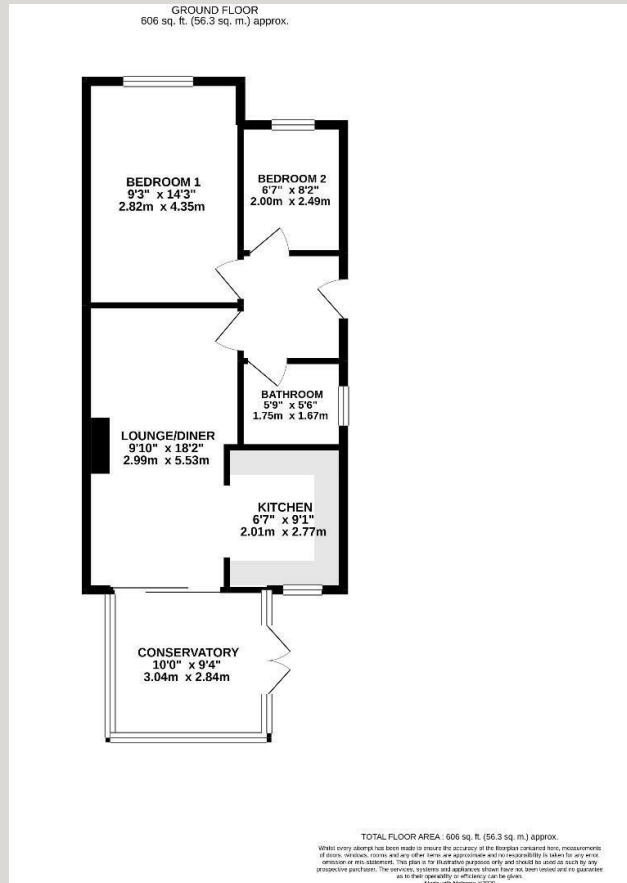
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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