



Moore than an
estate agent...



Flat 4 Valley View, 117 Vesper Road, Kirkstall, Leeds, LS5 3LJ

Guide Price £123,000

A modern, spacious, TWO DOUBLE BEDROOM FIRST FLOOR FLAT benefiting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, secure door entry intercom and ELECTRIC GATED PARKING as well as featuring a JULIET BALCONY from the lounge. Situated in a very convenient location, there are nearby bus routes to many surrounding areas, local shops for milk, bread, takeaways, etc, and attractive parkland including Kirkstall Abbey only a short walk away. Major retail shopping can be found at Kirkstall Bridge Shopping Park, along with gyms, supermarkets, bars and restaurants, and The Forge train station is across the nearby A65 Abbey Road offering excellent links to the national rail network. Kirkstall is becoming a highly sought-after suburb of Leeds, positioned less than four miles west of the city centre, with the nightlife of both Headingley and Horsforth less than a mile away. The accommodation comprises an entrance hall with cloaks/boiler cupboard and phone entry system, a generous open-plan lounge and dining kitchen with French windows and a Juliet balcony, two double bedrooms and a modern white bathroom with over-bath shower. Clean, NEWLY DECORATED and READY TO MOVE INTO. Leasehold.

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COMMUNAL ENTRANCE

Having a secure door entry intercom system, tiled floor, postboxes for each flat, and well lit stairs to first and second floor. On each floor there are double fire doors, which reduce the noise of other occupants entering and exiting the building.

PRIVATE ENTRANCE HALL

With laminate floor, south facing window allowing good natural light into the hall, wall mounted door entry phone, boiler/cloaks cupboard with wall mounted gas central heating combi boiler and space for coats, brooms, vacuum cleaner, ironing board, etc. Access to all rooms.

LOUNGE/DINING KITCHEN

25' 10" x 11' 05" (7.87m x 3.48m) maximum

The generous lounge area is situated to the front, where there are French windows opening onto a Juliet balcony and two smaller side windows. Laminate flooring runs through into the kitchen area and the lounge area has a TV aerial point, centre light point and coving to the ceiling. A wide breakfast bar divides the lounge from the kitchen area, beyond which is a good range of base and wall cupboards with brushed steel handles, including pan drawers, glazed display cabinets, under-unit lighting to complement the halogen spotlighting in the ceiling, and an integrated wine rack. The sink unit is inset with a single bowl and drainer in stainless steel with chrome mixer tap. The walls have splashback tiling in a modern 'metro' style, and there is an integrated four ring electric halogen hob, an under-unit electric oven and an overhead filter hood. Space and plumbing is provided for a washing machine and there is space for a fridge/freezer. The existing washer and fridge/freezer are available subject to negotiation.

BEDROOM ONE

15' 06" x 9' 05" (4.72m x 2.87m)

This spacious double bedroom is positioned to the front, overlooking Vesper Road and has a centre light point and coving to the ceiling.

BEDROOM TWO

10' 02" x 9' 01" (3.1m x 2.77m)

Slightly smaller than bedroom one, this remains a generous double bedroom with a quiet, sunny, aspect over the car park to the rear. There is a centre light point and coving to the ceiling.

BATHROOM

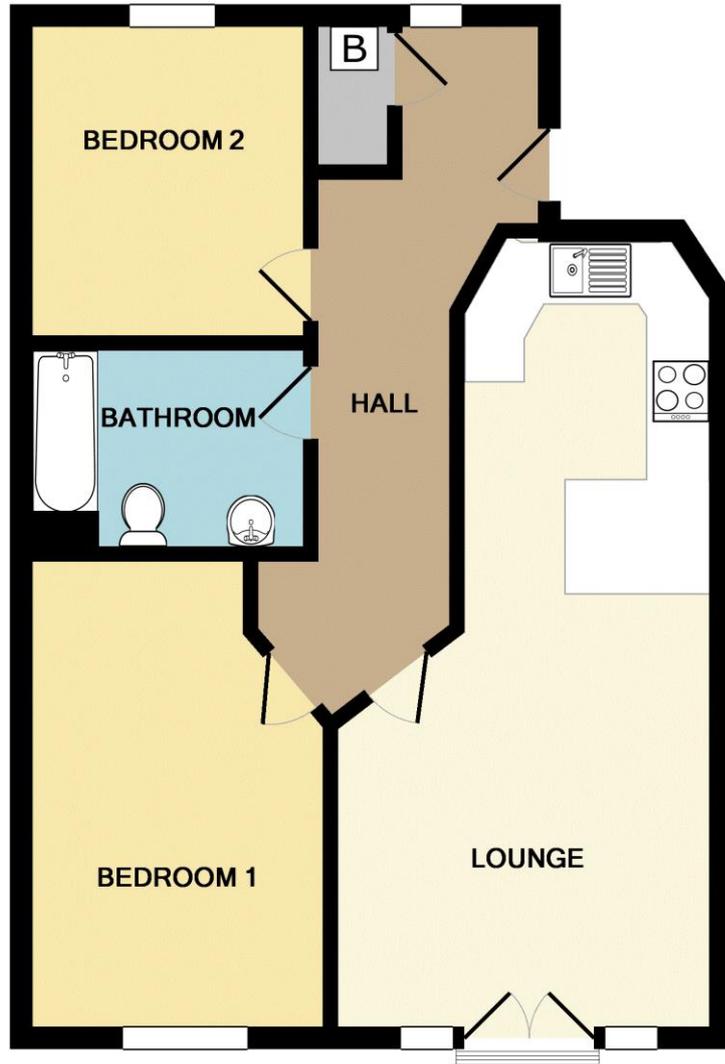
9' 01" x 6' 9" (2.77m x 2.05m)

Generously proportioned this 'family sized' bathroom comprises a white suite with a panelled bath and over-bath shower, low level wc, wash hand basin with vanity mirror, splash tiling, coving to the ceiling, centre light point and extractor fan.

OUTSIDE

There are communal gardens and grounds, which are maintained by the management company, with plenty of car parking behind the secure, electric, gates.



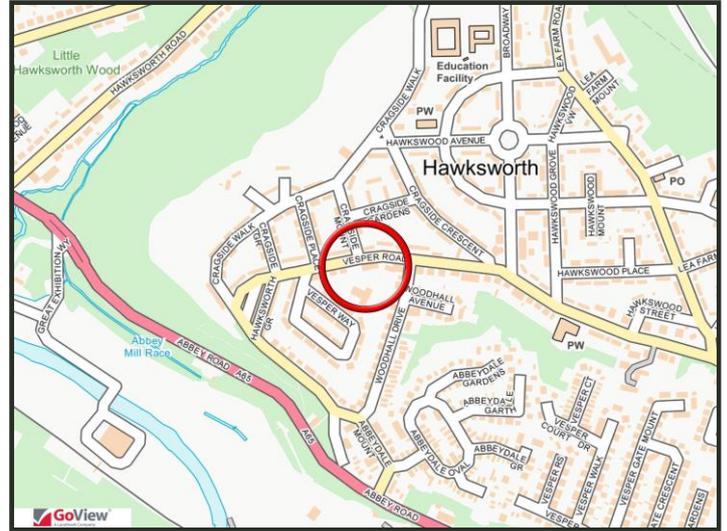
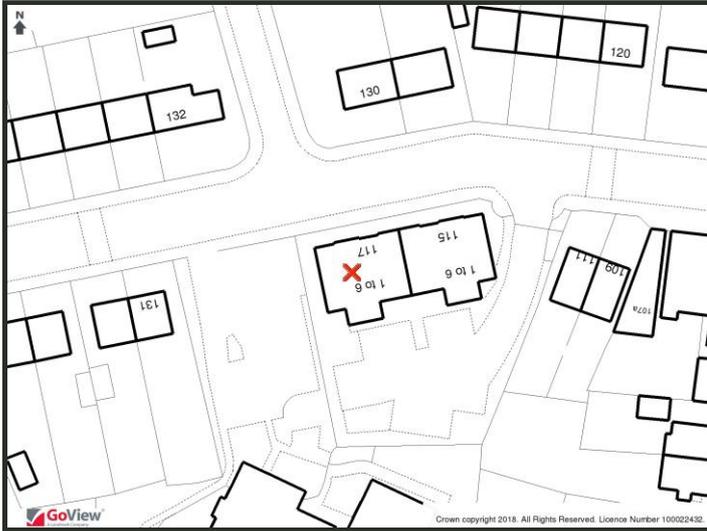


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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DIRECTIONS

From Kirkstall Abbey on the A65 Kirkstall Road/Abbey Road, proceed west along the A65 with the Abbey on your left. Continue past the tennis courts and Rugby Club and take the right turning after the hand car wash into Abbeydale Way. Follow the road around to the left onto Abbeydale Mount and then turn right up Woodhall Drive. At the top of the road turn left into Vesper Road and Valley View can be found on the left-hand side.

TENURE

Leasehold for a term of 125 years from 2004.

GROUND RENT

£137.21 per annum.

SERVICE CHARGE

£960 per annum, to cover buildings insurance, external maintenance including the gates, door entry system, gutter clearance, window cleaning, etc, cleaning and lighting of communal areas and all other costs associated with running the management company.

SERVICES

All mains services are connected and were working at the time of our initial inspection.

APPLIANCES

Please note that if any appliances are included in the sale these will not have been tested by Moore's Estate Agency and we provide no warranty or guarantee thereon.

COUNCIL TAX BAND

Band B.

VIEWING ARRANGEMENTS

Please contact our Leeds office.

OFFICE HOURS

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

SALES PARTICULARS

Version No 1.2/JM.

Energy Performance Certificate

Apartment 4, 117, Vesper Road, LEEDS, LS5 3LJ

Dwelling type: Mid-floor flat	Reference number: 8502-6625-9790-8872-2926
Date of assessment: 22 May 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 May 2012	Total floor area: 47 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 909
Over 3 years you could save	£ 105

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 93 over 3 years	<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> You could save £ 105 over 3 years </div>
Heating	£ 513 over 3 years	£ 507 over 3 years	
Hot Water	£ 234 over 3 years	£ 204 over 3 years	
Totals	£ 909	£ 804	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 80

Potential: 82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 60
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 45

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,