



34 Leeds Road, Kippax, LS25 7HQ

£225,000

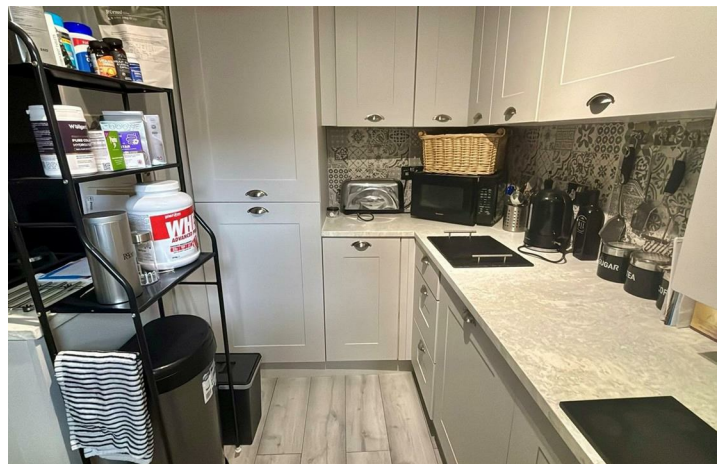
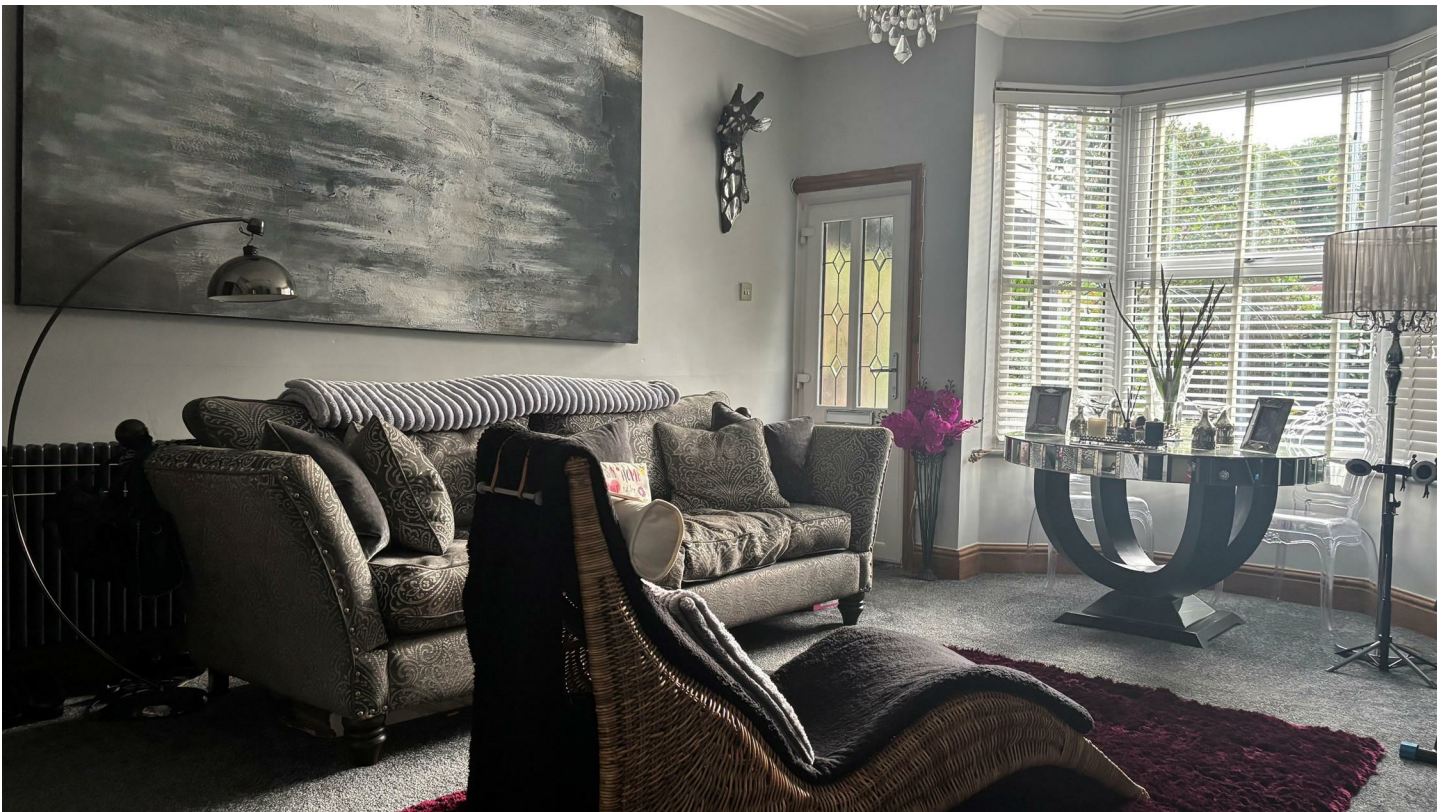
- TWO BEDROOM SEMI DETACHED COTTAGE
- GATED, BLOCK-PAVED DRIVE
- EXCELLENT MOTORWAY ACCESS
- GAS CH & UPVC DOUBLE GLAZING
- NICELY PRESENTED THROUGHOUT
- PERIOD FEATURES
- GARDENS TO THE FRONT AND REAR
- CLOSE TO LOCAL AMENITIES
- SOLID FUEL STOVE
- PRIVATE REAR GARDEN

34 Leeds Road, Kippax LS25 7HQ

**** CHARACTERFUL TWO BEDROOM SEMI DETACHED COTTAGE ** WELL PRESENTED THROUGHOUT ** BLOCK PAVED & GATED DRIVEWAY ** GARDENS FRONT AND REAR **** This tastefully appointed period property on Leeds Road in Kippax, Leeds, is well placed for access to A1/M1 and has had many recent improvements. Situated close to local amenities and briefly comprising of: a spacious 20' lounge, modern fitted kitchen and a ground floor bathroom. To the first floor are two double bedrooms. Gardens front & rear and off-road parking.



Council Tax Band: B



Ground Floor

Lounge

20'10 x 13'10

A well proportioned living room with a cosy log burner stove, bay window to the front elevation and character features such as the original coving, Victorian cast iron fireplace and a ceiling rose. An open staircase leads off to the first floor and there are doors off to a rear hallway and the bathroom. Central heating radiator and an exterior door to the front elevation.

Rear Hall

Exterior door to the rear garden and access to the kitchen. Central heating radiator.

Kitchen

9'5 x 9'3

A well fitted kitchen with a good range of base and wall cabinets, laminated working surfaces and splash-back wall tiling. Integrated appliances include and electric oven, gas hob, extractor, fridge-freezer and a washing machine. Boiler cupboard, central heating radiator and a window to the rear.

Bathroom

8'2 x 8'0

White three piece suite comprising of a freestanding roll top bath with shower mixer taps, pedestal washbasin and a low flush WC. Fully tiled walls and floor, central heating radiator and a window to the rear elevation.

First Floor

Landing

Doors off to both bedrooms and a window to the rear elevation.

Bedroom One

13'10 x 8'5

Triple glazed window to the front elevation and a central heating radiator.

Bedroom Two

10'10 x 9'6

Window to the rear elevation and a central heating radiator.

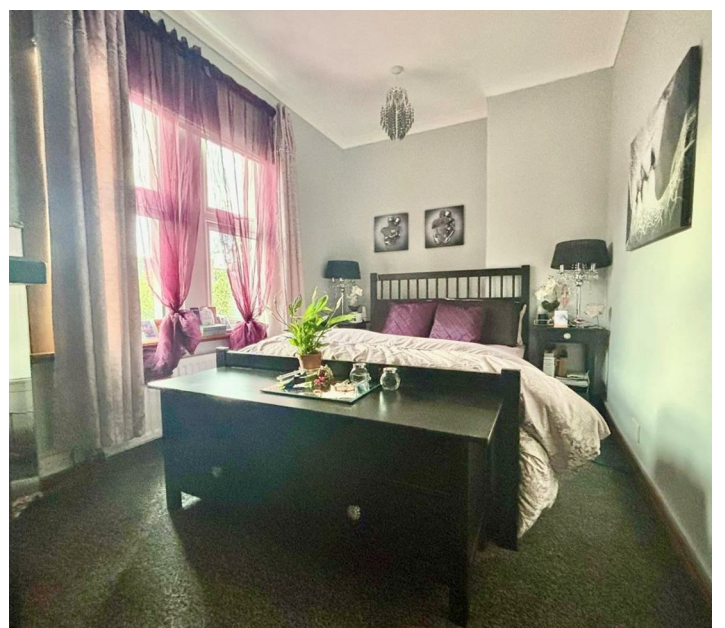
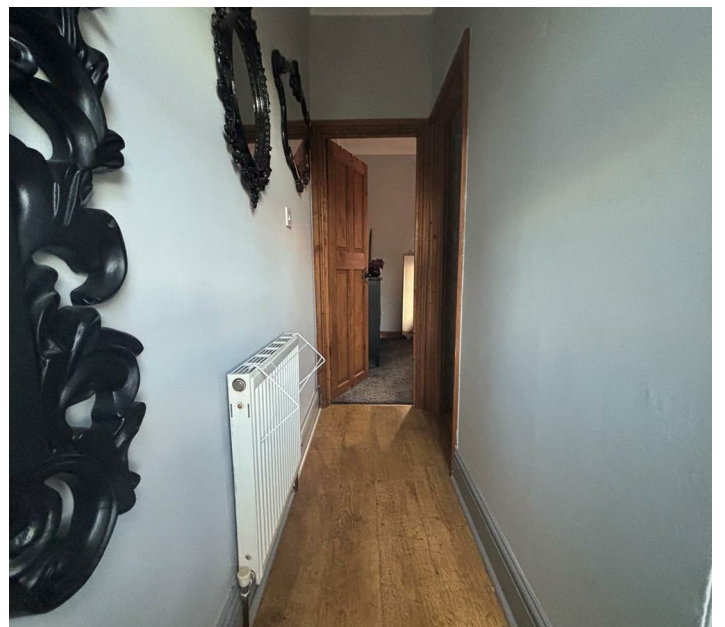
External

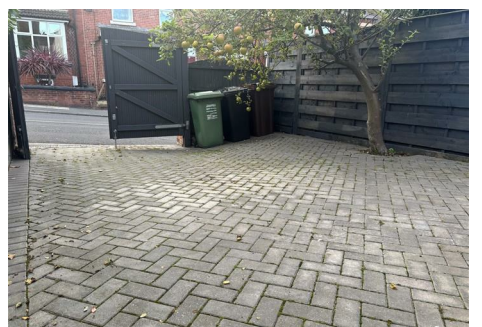
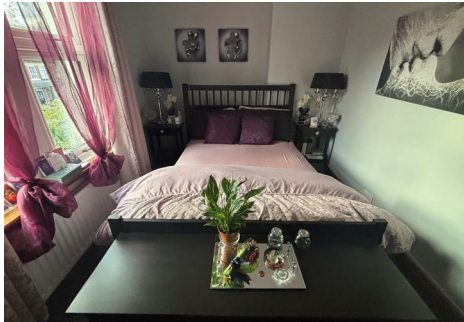
To the front of the property is a block paved driveway with secure gates providing off-road parking for one car. Beyond this is a further gate leading to a lawn, flowerbeds and a pathway to the rear of the house. To the rear is an enclosed patio offering a good degree of privacy and a garden shed.

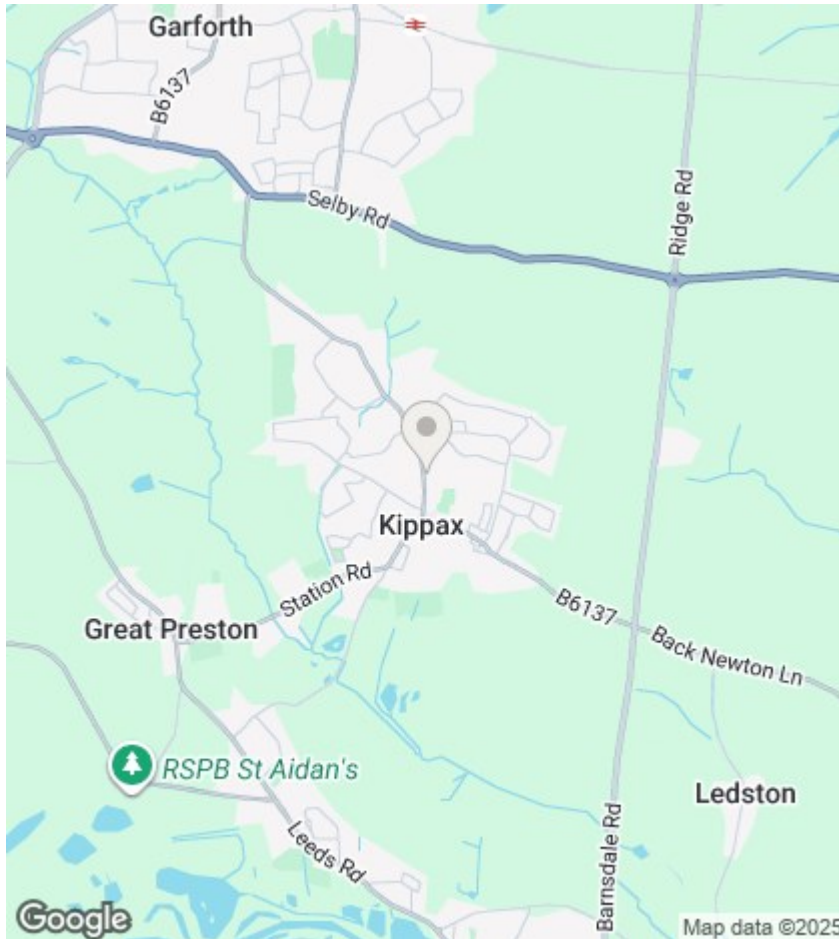
Please Note

The kitchen has a flying freehold which the current owners have covered with an insurance indemnity policy.

The property could be sold fully furnished if required.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

