



Holland Road | Kippax | LS25 7PP

£215,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating D

Emsleys | estate agents

\*\*\*SOUGHT AFTER LOCATION. FAR REACHING VIEWS. VACANT POSSESSION. NO CHAIN.\*\*\*

A lovely family home with scope for improvements to enhance and make your own which is reflected in the price. Within easy reach of amenities and the motorway network, this well appointed semi-detached briefly comprises; hall, lounge, open-plan to the dining room and a kitchen to the ground floor level. Three impressive sized bedrooms are on the first floor with a wet room which has a WC, wash hand basin and shower. Having PVCu double-glazing and gas central heating. Ample parking to the drive which leads to the single garage and a well enclosed private garden to the rear.

## Ground Floor

### Hall

Double-glazed entrance door, frosted side unit, radiator, stairs to the first floor with an under stairs cupboard and doors to the kitchen and lounge.

### Lounge 4.22m x 3.12m (13'10" x 10'3")

PVCu double-glazed window to the front aspect, radiator, focal fireplace with a living flame gas fire and an open recess to the dining room.

### Dining Room 3.00m x 2.59m (9'10" x 8'6")

PVCu double-glazed window to the rear aspect, radiator and a serving hatch to the kitchen.

### Kitchen 2.97m x 2.31m (9'9" x 7'7")

Having a range of wall and base units with co-ordinating work surfaces and splashback tiling. Stainless steel one and half bowl sink and drainer, space for a cooker, fridge/freezer and plumbing for a washing machine. PVCu double-glazed window to the side aspect and a rear entrance door with a top opener.

## First Floor

### Landing

PVCu double-glazed window to the side aspect, loft hatch, cupboard and doors to rooms.

### Bedroom 1 4.22m x 3.05m (13'10" x 10'0")

Coving to the ceiling and a PVCu double-glazed window to the front aspect with a radiator beneath and far reaching views.

### Bedroom 2 3.11m x 3.05m (10'2" x 10'0")

PVCu double-glazed window to the rear aspect with a radiator beneath and coving to the ceiling.

### Bedroom 3 2.41m x 2.01m (7'11" x 6'7")

Coving to the ceiling and a PVCu double-glazed window to the front aspect with a radiator beneath and far reaching views.

### Wet Room

Fully tiled walls, wall mounted electric shower, pedestal wash hand basin and a push flush WC. Radiator, extractor fan and a PVCu double-glazed frosted window.

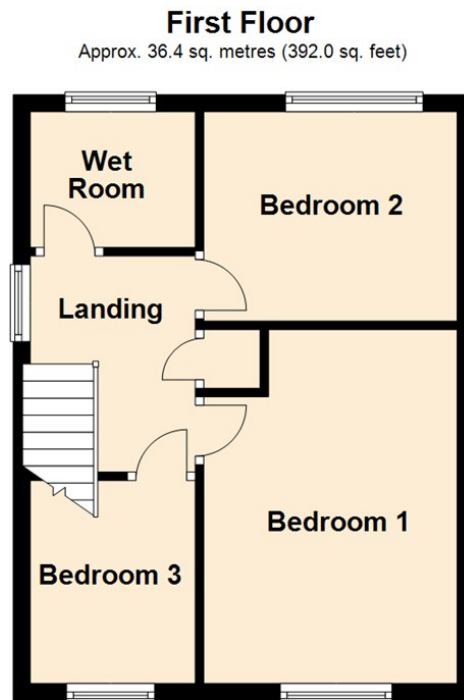
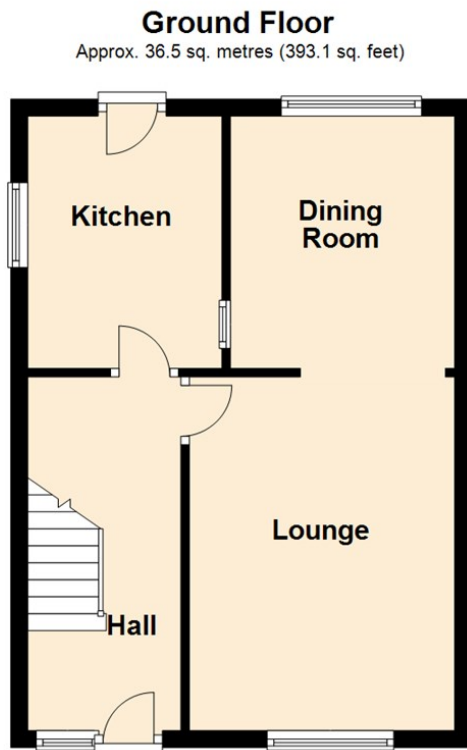
### Exterior

To the front is a lawn with a hedge boundary and double wrought-iron gates to a flagged drive accessing the single garage positioned towards the rear. The rear garden is enclosed having a good degree of privacy from the hedge rear boundary, a flagged patio and a retaining stone wall to a lawned garden.









Total area: approx. 72.9 sq. metres (785.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents