



Baildon Avenue | Kippax | LS25 7QX

£245,000

Two bedroom detached bungalow | Council Tax Band C | EPC Rating D

Emsleys | estate agents

Offered for sale with NO CHAIN and VACANT POSSESSION is this TWO BEDROOM DETACHED BUNGALOW, situated within a popular residential area of Kippax. The property has the added benefit of having a conservatory extension to the rear, along with PVCu double-glazing, gas central heating and long driveway to the side which leads to the detached garage providing ample parking.

The property briefly comprises: kitchen/diner with room for a small table, good sized lounge with feature coal effect gas fire, fully tiled shower room with a walk-in shower enclosure, two bedrooms with fitted wardrobes to the master bedroom, and bedroom two has sliding patio doors through to the useful conservatory. Bedroom two has been currently utilised as a dining room with double doors from the lounge, but easily could be reverted back. There is a paved driveway to the side, with gated access, offering off-road parking for several cars and leading to a detached garage. To the rear, there is a fully enclosed garden with a paved patio seating area which leads to a lawned garden.

Kitchen/Diner 4.14m x 2.64m (13'7" x 8'8")

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap with tiled surround, plumbing for washing machine, gas point for cooker and a pull-out concealed extractor hood. PVCu double-glazed window to the side, PVCu double-glazed window to the front, built-in boiler cupboard housing the combination boiler, single radiator and a door to the lounge.

Lounge 5.00m x 3.63m (16'5" x 11'11")

PVC double-glazed window to the front, decorative coal effect fire with a feature surround, radiator, coving to the ceiling and a double door to the bedroom/dining room.

Inner Hallway

Doors to the shower room and bedroom.

Shower Room

Fitted with a three piece suite comprising; shower enclosure with shower over, vanity wash hand basin with a mixer tap and base cupboard, WC, full height tiling to all walls, PVCu double glazed window to the side, radiator, laminate floor and access to the loft space.

Master Bedroom 3.33m x 3.53m (10'11" x 11'7")

PVCu double-glazed window to the rear, built-in wardrobes with hanging rail and shelving, radiator and coving to the ceiling which has a ceiling rose.

Bedroom 2 3.94m x 2.77m (12'11" x 9'1")

Radiator, coving to the ceiling, double-glazed sliding patio doors to the conservatory (currently used as a dining room) with double doors from lounge. (Easily converted back)

Conservatory 2.69m x 2.64m (8'10" x 8'8")

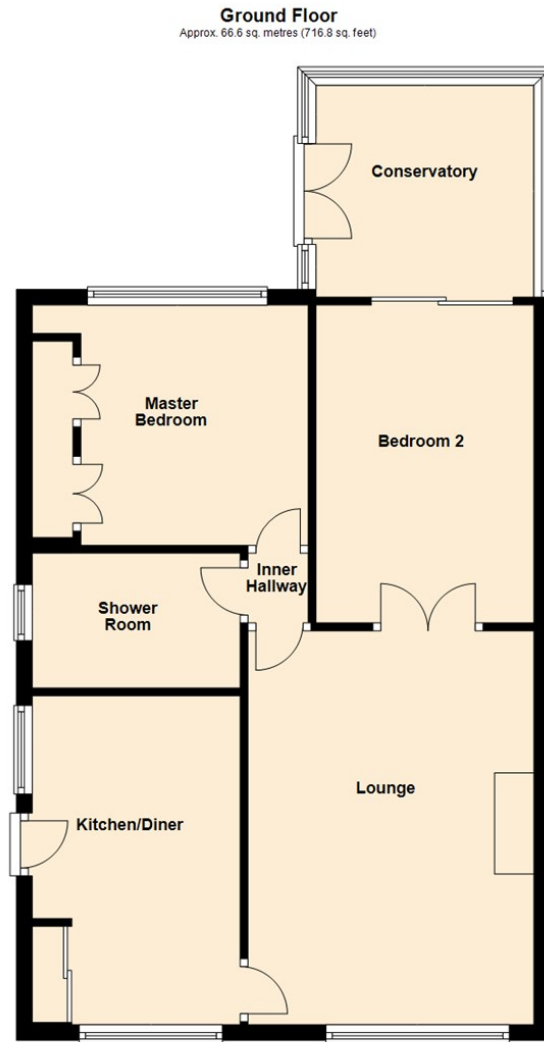
Half-brick and PVCu double-glazed construction with PVCu double-glazed windows, poly-carbonate roof and laminate flooring.

Exterior

There is a long paved driveway to the side, with gated access which offers off-road parking for several cars and leads to a garage. The garage has an up-and-over door and has both power and light.

A side gated access leads to a fully enclosed garden, with a paved patio seating area that leads to a lawned garden with a garden shed.





Total area: approx. 66.6 sq. metres (716.8 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

Emsleys | estate agents