



Baldon Dene | Kippax | LS25 7FR

£259,500

Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating B

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***MODERN THREE BEDROOM SEMI-DETACHED PROPERTY. BUILT IN 2020 BY PERSIMMON HOMES. DINING/KITCHEN. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM. INTEGRAL GARAGE ***

Modern three double bedroom semi-detached property nestled within the strong local community of Kippax. The property was completed in 2020, and built by Persimmon Homes and has a number of years remaining of the NHBC certificate. A property that boasts an array of impressive features including an integral garage, electric car charging point and off-road parking for two cars.

Showcasing a contemporary layout spread across two floors, the ground level offers a handy entrance porch, cloaks/WC, cosy lounge, which is an ideal space for relaxation after a long day or for hosting social gatherings plus an open-plan dining/kitchen. The kitchen is equipped with modern appliances, and includes a dedicated dining space - perfect for entertaining guests or enjoying family meals. Adding to this space's appeal, French doors open up to a fully enclosed garden, seamlessly blending indoor and outdoor living.

The property features three well-proportioned bedrooms. The master bedroom, a tranquil haven, benefits from its own en-suite shower room, providing an added level of privacy and convenience. The remaining two bedrooms are both double rooms, offering ample space for relaxation and personalisation. In addition to the master en-suite, the property also includes another family bathroom, ensuring that there is never a queue for morning routines or bedtime preparations.

Completing the package, the property includes an integral single garage, a sought after feature offering additional storage or parking. The off-road parking for two cars furthers the convenience, catering to households with multiple cars or visitors.

This semi-detached property is a harmonious blend of functionality and style, and its contemporary design is sure to impress. It truly offers an opportunity for a lifestyle upgrade.

Ground floor

Porch

Door to:

Lounge 4.93m max x 3.12m max (16'2" max x 10'3" max)

16'2" max (12'5" min) x 10'3" max

Double-glazed window to the front, radiator, wood effect laminate flooring and door to:

Inner Hallway

Radiator, stairs to the first floor landing and doors to:

WC

Fitted with a two piece suite comprising; pedestal wash hand basin and low-level WC., extractor fan and tiled flooring.

Kitchen/Dining Room 2.29m x 5.72m (7'6" x 18'9")

Fitted with a range of modern base and eye level units with worktop space over, one and half bowl stainless steel sink unit with single drainer and mixer tap and tiled splashbacks. Plumbing for an automatic washing machine and dishwasher, space for a fridge/freezer, built-in electric oven and a built-in four ring gas hob with extractor hood over. Double-glazed window to the rear, radiator, wood effect laminate flooring, concealed wall mounted gas boiler and double-glazed French double doors to the garden.

First floor

Landing

Access to the loft space and doors to:

Master Bedroom 2.92m max x 4.34m max (9'7" max x 14'3" max)

Two double-glazed windows to the front, radiator and a door to:

En-suite Shower Room

Fitted with a three piece modern white suite comprising; shower enclosure, pedestal wash hand basin and a low-level WC. Extractor fan, tiled surround, double-glazed window to the front and a radiator.

Bedroom 2 3.40m x 2.64m (11'2" x 8'8")

Double-glazed window to the rear and a radiator.

Bedroom 3 2.39m x 3.00m (7'10" x 9'10")

Double-glazed window to the rear and a radiator.

Family Bathroom

Fitted with a three piece modern white suite comprising; panelled bath, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, double-glazed window to the side and a radiator.

Garage

Integral single garage with power and light connected, electric car charging point and an up-and-over door.

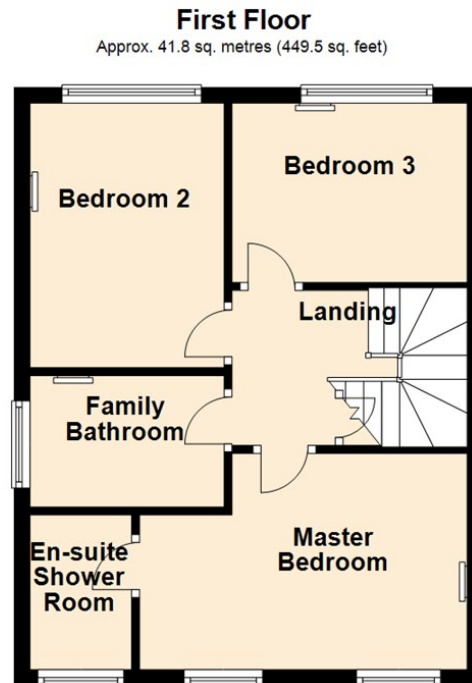
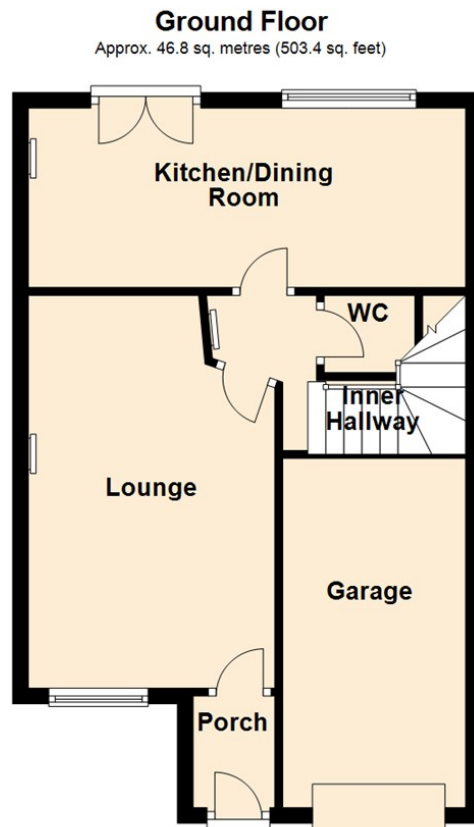
Outside

There is double width parking for two cars to the front of the property, which leads to the garage. Side gated access leads to a fully enclosed rear garden. The garden has a timber decked seating area, lawn and gravelled area, which is perfect for a bistro patio set.

Agents Note

Please note that there is an estate management fee of £197.53 per year, for the upkeep of the communal garden areas.





Total area: approx. 88.5 sq. metres (952.9 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.



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