



Birch Grove | Kippax | LS25 7DD

£190,000

Two Bedroom Semi-Detached Property | Council Tax Band A | EPC Rating C

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*** TWO BEDROOM SEMI-DETACHED PROPERTY. DINING/KITCHEN. GROUND FLOOR CLOAKS/W.C. BUILT-IN WARDROBES TO BEDROOM 2. OFF-ROAD PARKING FOR TWO/THREE CARS ***

We are delighted to present this charming two-bedroom semi-detached property, which offers a well appointed layout with ample off-road parking.

The ground floor comprises; a warm and welcoming lounge, complete with a feature casement bay window that bathes the room in natural light. This space would be perfect for relaxing evenings or entertaining guests. The dining/kitchen is functional and accommodating, complete with a breakfast bar offering a dining space, ensuring mealtimes will be a communal and enjoyable experience. A ground floor WC adds an element of practicality to this already delightful home.

The property boasts two double bedrooms. The first bedroom is a true haven, offering a walk-in closet for ample storage. The second bedroom also does not lack in storage solutions, benefiting from a built-in wardrobe and storage.

An outstanding feature of this property is the off-road parking facility, big enough for two to three cars. Furthermore, a good sized garden can be found at the rear of the property, providing a splendid outdoor space for relaxation or entertainment.

This property, combining a blend of comfort and practicality, would be an ideal purchase for those seeking a house that provides a sense of home right from the doorstep. Please do not hesitate to contact us for further information or to arrange a viewing.

Ground floor

Entrance Vestibule

Radiator, tiled flooring, coving to the ceiling, stairs to the first floor landing and a door to:

Lounge 3.40m x 4.14m max (11'2" x 13'7" max)

Double-glazed casement window to the front, radiator, wood effect laminate flooring and an archway to:

Kitchen/Diner 3.10m x 5.16m max (10'2" x 16'11" max)

10'2" x 16'11" max (13'10" min)

Fitted with a range of base and eye level units with worktop space over and a one and half bowl stainless steel sink unit with single drainer and mixer tap. Plumbing for an automatic washing machine and dishwasher, electric point for a cooker and an extractor hood. Double-glazed window to the rear, radiator, wood effect laminate flooring, recessed spotlights, fitted breakfast bar with solid worktop, walk-in store room which houses the gas boiler in a cupboard and a double-glazed window to the rear. Understairs storage cupboard and door to:

Side Porch

Wood effect laminate flooring, double-glazed side door and door to:

WC

Double-glazed window to the rear, fitted with a two piece suite comprising; pedestal wash hand basin and a low-level WC.

Store

Double-glazed window to the front, radiator and an extractor fan.

First floor

Landing

Double-glazed window to the side and doors to:

Master Bedroom 3.40m x 4.11m (11'2" x 13'6")

Double-glazed window to the front, radiator and a door to:

Store

Double-glazed window to the front and a radiator.

Bedroom 2 2.64m min x 3.15m (8'8" min x 10'4")

8'8" min to chimney breast (10'1" max) x 10'4"

Double-glazed window to the rear, built-in wardrobe with hanging rail, shelving and drawers, radiator and coving to the ceiling.

Family Bathroom

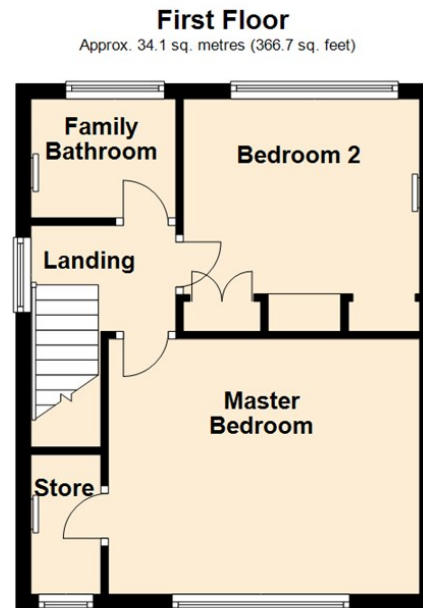
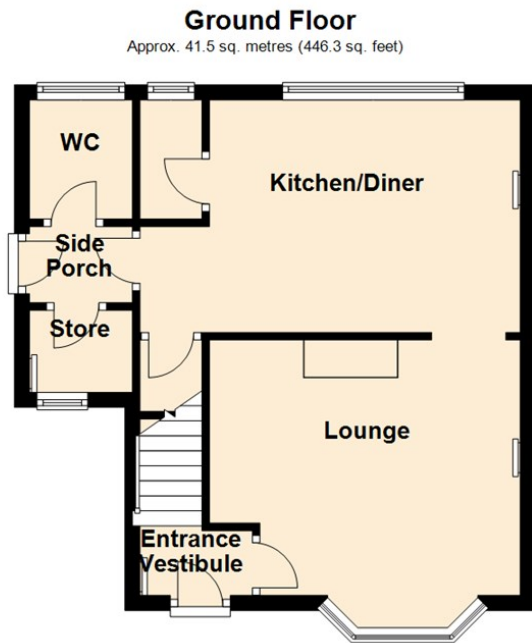
Fitted with a three piece suite comprising; panelled shaped

bath with shower over and glass screen, pedestal wash hand basin and a low level flush W.C. Tiled surround, shaver point, extractor fan, tiled floor, chrome ladder style radiator and a double-glazed window to the rear.

Outside

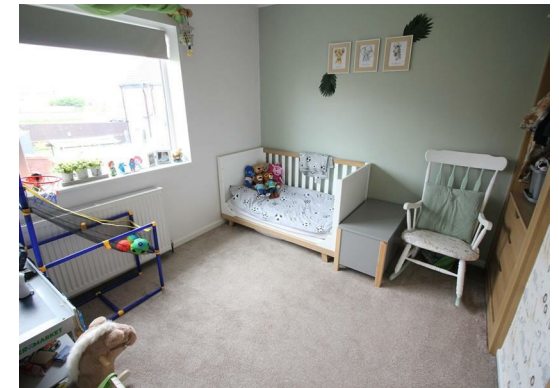
There is a gravelled area to the front, with mature hedging. Block-paved driveway to the side, offering off-road parking for two cars, (the gravelled area could be used for additional parking should this be required). Side gated access leads to a fully enclosed garden. To the rear, there is a good sized large mainly lawned garden with a patio seating area.





Total area: approx. 75.5 sq. metres (813.0 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

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