



Calvert Close | Kippax | LS25 7EN

£240,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating E

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*** TWO BEDROOM SEMI-DETACHED BUNGALOW. NO CHAIN! FITTED KITCHEN WITH OVEN & HOB. WET ROOM. AMPLE OFF-ROAD PARKING. STORAGE GARAGE ***

Presenting for sale a charming two bedroom semi-detached bungalow, welcoming you to a home that combines convenience and comfort in equal measure. This property is uniquely characterised by two defining features: ample off-road parking for several vehicles and as the bungalow is not part of a chain, provides an easier and quicker purchasing process for the new owners.

The interior layout is designed with a practical and comfortable lifestyle in mind. It features a well-appointed lounge, which has a dining area and a charming fireplace adding a touch of warmth and homeliness to this space, making it the perfect room for relaxation and entertainment.

The property boasts a modern fitted kitchen, superbly fitted with a built-in oven and hob, ensuring every culinary task is a pleasure rather than a chore. There is a useful wet room, offering a practical solution to your needs. The sleeping accommodation comprises of two bedrooms, with the master bedroom being a generous double featuring built-in wardrobes, offering ample storage space and enhancing the room's functionality.

Outside, the property benefits from good sized well-kept gardens to the front and rear, offering a peaceful retreat and a lovely spot for outdoor activities or al fresco dining. Situated in a strong local community with excellent public transport links, this property offers both a tranquil home environment and easy access to the surrounding areas. This bungalow represents an excellent opportunity, promising a unique blend of comfort, convenience, and practicality.

Porch

Tiled floor and a door to:

Hallway

Radiator, wood effect laminate floor, coving to the ceiling and a door to:

Fitted Kitchen 3.02m x 2.97m (9'11" x 9'9")

Fitted with a matching range of modern white base and eye level units with worktop space over with drawers and a stainless steel sink unit with single drainer and mixer tap. Integrated automatic washing machine, space for a fridge/freezer and tumble dryer, fitted electric oven and a four ring ceramic hob with an extractor hood over. Tiled splashbacks, double-glazed window to the front, radiator and coving to the ceiling.

Lounge/Diner 5.46m x 3.33m (17'11" x 10'11")

Double-glazed window to the front, radiators, two wall light points, coving to the ceiling and a decorative coal effect gas fire with an extended stone TV plinth.

Wet Room

Fitted with a two piece suite comprising; wash hand basin, low-level WC, a shower area with an electric shower over, full height ceramic tiles to all walls, extractor fan, radiator and a double-glazed window to the side.

Master Bedroom 4.52m x 3.33m max (14'10" x 10'11" max)

Double-glazed window to the rear, fitted with a range of wardrobes with hanging rail, overhead storage cupboard and drawers, radiator and coving to the ceiling.

Bedroom 2 2.67m x 3.00m (8'9" x 9'10")

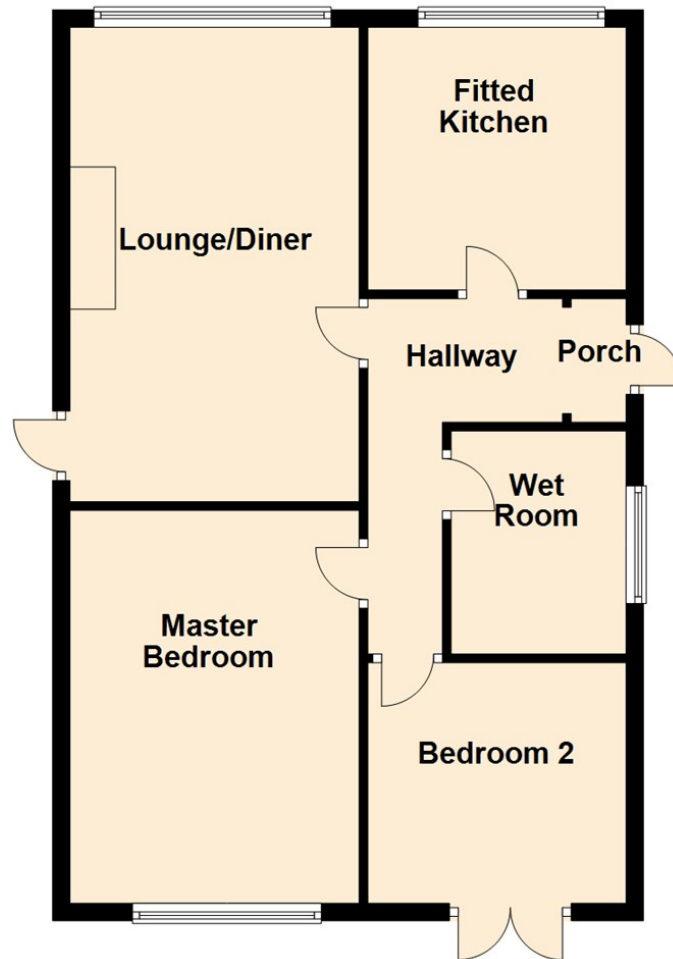
Radiator, coving to the ceiling and double-glazed French double doors to the garden.

Outside

Low maintenance gravelled garden to the front, with mature shrubs and plants. There is a block-paved driveway to the side, offering off-road parking for a number of vehicles and a pedestrian ramp to the side, leading to the side entrance door. To the rear, there is a good sized gravelled garden with plants and shrubs, a block-paved patio seating area. In addition, a storage single garage with an up-and-over door and timber summer house.



Ground Floor



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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