



Malkiln Lane | Kippax | LS25 7AZ

£135,000

Two Bedroom Terrace House | Council Tax Band A | EPC Rating D

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*** TWO BEDROOM MID TERRACE. NO CHAIN! GOOD SIZED REAR GARDEN. MODERN KITCHEN & BATHROOM. CELLAR. WALKING DISTANCE OF LOCAL AMENITIES ***

Presenting a splendid two bedroom terraced property, offered for sale with NO CHAIN, ensuring a smooth and swift transaction. This residence boasts a bounty of distinctive features and is ideally situated in proximity to both public transport links and local amenities with in walking distance. The property offers a well proportioned layout comprising; two bedrooms, modern bathroom, fitted kitchen, and a good sized lounge. The kitchen is complete with a built-in hob & oven, providing everything you need to prepare and enjoy your meals. The generous lounge is a highlight of the property, characterised by large window that allows for a flood of natural light, creating a bright and inviting atmosphere. The master bedroom is equipped with a walk-in closet, providing ample space for your clothing and storage needs. The second bedroom offers a blank canvas for you to create a space that suits your lifestyle needs, be it a guest room, office or den. The bathroom is well appointed, featuring a practical and convenient shower over the bath.

One of the property's unique features is a low maintenance good sized garden, offering an idyllic spot for outdoor relaxation or entertaining guests. Additionally, the property also comes with a cellar, offering extra storage space or potential for conversion. This terraced property presents a fantastic opportunity for those seeking a blend of comfort, convenience and character. Schedule a viewing today to fully appreciate what this home has to offer.

Ground floor

Lounge 3.63m x 4.32m max (11'11" x 14'2" max)

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

Fitted Kitchen 2.11m x 3.30m max (2.84m min) (6'11" x 10'10" max (9'4" min))

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for an automatic washing machine, built-in electric oven and a built-in four ring gas hob with

an extractor hood over. Double-glazed window to the rear, tiled flooring, wall mounted contemporary style radiator, wall mounted gas boiler, stairs to the first floor landing and a double-glazed rear door to the garden. Door to the cellar.

Lobby

Steps down to the cellar.

First floor

Landing

Radiator and doors to:

Bedroom 1 2.87m max x 4.34m max (9'5" max x 14'3" max)

9'5" max (9'1" min) x 14'3" max

Double-glazed window to the front, radiator and a door to a walk-in cupboard with hanging rail.

Bedroom 2 2.16m x 3.33m (7'1" x 10'11")

Two double-glazed windows to the rear and a radiator.

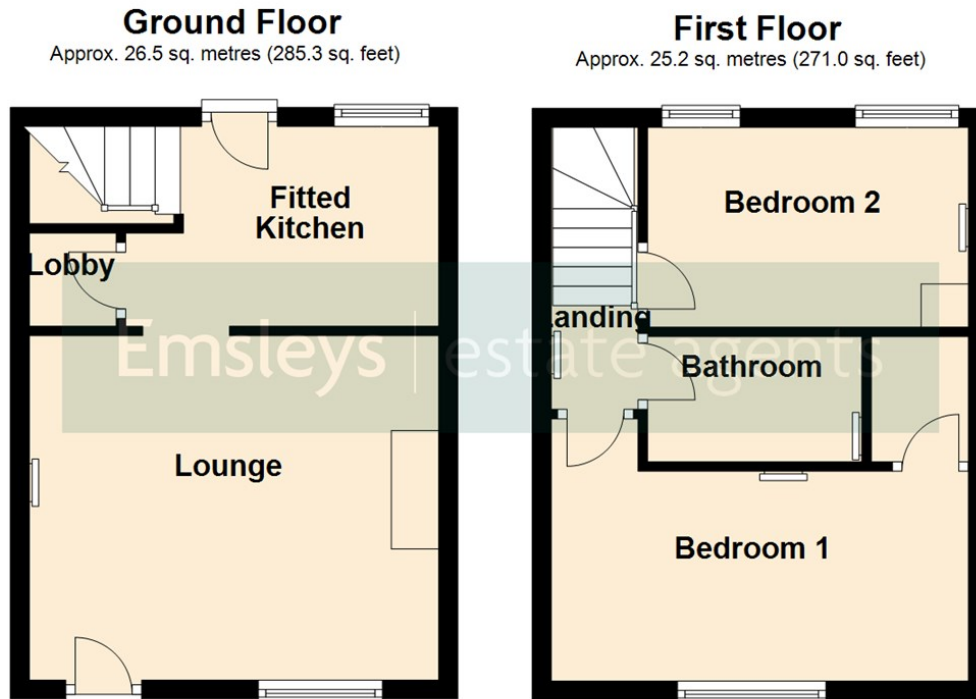
Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over and glass screen, pedestal wash hand basin and a low-level WC,. Tiled splashbacks, extractor fan, chrome ladder style radiator, tiled flooring and recessed spotlights.

Outside

There is street lined parking available to the front. To the rear, there is a very generous low maintenance paved garden with rear gated access.





Total area: approx. 51.7 sq. metres (556.2 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.



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