



Holland Road | Kippax | LS25 7PP

£225,000

Two bedroom semi-detached bungalow | Council Tax Band B | EPC Rating D

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\*\*\*NO CHAIN! IMMACULATE THROUGHOUT. MODERN KITCHEN & SHOWER ROOM. \*\*\*

This immaculate two bedroom semi-detached true bungalow has been kept in pristine condition and offers comfortable living, is in a well-connected location and is offered for sale with NO CHAIN!

The accommodation comprises; two well-proportioned bedrooms - the master bedroom with fitted wardrobes and drawers, a shower room and one reception room that creates a cosy and welcoming atmosphere. The modern kitchen is fully fitted with the necessities and offers ample space for culinary endeavors and has a dining space.

One of the distinct characteristics of this bungalow is its extra large garage. This feature provides secure parking and extra storage, thus meeting the needs of those who require additional space. The property also boasts a parking space for up to four cars.

As soon as you step outside, you will be greeted by a lovely low maintenance garden. This outdoor space creates a serene environment where you can relax and enjoy the surroundings.

Location-wise, you will be hard-pressed to find a more convenient place. The property is ideally situated with excellent public transport links and local amenities within a short distance. Plus, you will also have the opportunity to become part of a strong local community.

In essence, this bungalow combines the peace of a semi-detached home with the convenience of urban living. It is an ideal choice for those who appreciate comfort, functionality, and a sense of community. This property is more than just a home; it's a lifestyle.

### Kitchen/Diner 3.99m x 2.57m (13'1" x 8'5")

Fitted with a modern range of base and eye level units with worktop space over, matching upstand and drawers and a sink unit with single drainer and mixer tap. Plumbing for a washing machine (washing machine to be left), integrated oven, grill, gas four ring hob with an extractor over and an integrated fridge with a freezer compartment. PVCu double-glazed windows to the side and to the front, radiator, tiled flooring and a double-glazed composite entrance door.

### Lounge 4.93m x 3.68m (16'2" x 12'1")

PVCu double-glazed window to the front aspect, recessed log effect 'Faber' gas fire with a glazed front, radiator, coving to the ceiling and a door to an inner hall.

### Inner Hallway

A loft hatch and doors to rooms.

### Master Bedroom 3.28m x 3.48m (10'9" x 11'5")

PVCu double-glazed window to the rear aspect, coving to the ceiling, radiator and fitted wardrobe with chest of drawers to the side.

### Bedroom 2 4.01m x 2.79m (13'2" x 9'2")

PVCu double-glazed windows either side of the double-glazed door to rear garden, coving to the ceiling and a radiator.

### Shower Room

Fitted with a three piece suite comprising; a walk-in shower enclosure with rain fall shower over and an additional hand shower attachment, vanity wash hand basin with base cupboard, mixer tap and a unit housed WC. Full height tiling to all walls, panel marble effect ceiling with down lighters, radiator and a PVCu double-glazed frosted window to the side.

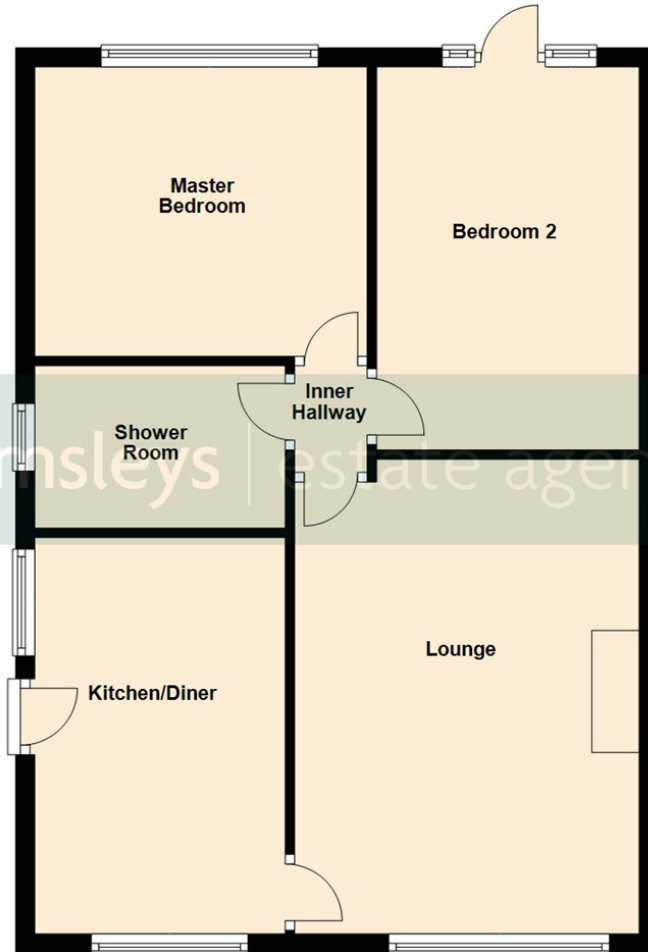
### Exterior

To the front is a superb landscaped low maintenance pebbled garden with plants. A wrought-iron double gate accesses the drive which provides parking for up to four cars and accesses the extra large single garage. The rear garden is also superbly landscaped and low maintenance, well enclosed and offering a good degree of privacy.



### Ground Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



Total area: approx. 57.9 sq. metres (623.0 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.



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