



Westfield Lane | Kippax | LS25 7LY

£320,000

Four bedroom semi - detached | Council Tax Band D | EPC Rating C

Emsleys | estate agents

SUPERB SIZE FAMILY HOME. SUMMER HOUSE WITH BAR. AMPLE PARKING.

A superb sized home offering well-proportioned living space with two reception rooms, perfect for entertaining or relaxing with family. The practicality is further enhanced by a single kitchen, which remains the heart of the home. In addition, the property boasts four bedrooms and two bathrooms, providing ample space for a growing family or accommodating guests comfortably.

One of the standout features of this property is its external offerings. It has the unique benefit parking for 3/4 cars, a rarity in many residential areas. Additionally, there is a beautifully landscaped garden, ideal for enjoying the warmer months. The summer house further adds to the charm and functionality of this outdoor space, presenting a perfect retreat within your own garden, with entertaining on the agenda having a bar and WC.

The property's location enhances its attractiveness. It is situated close to schools, making it an excellent choice for families. Furthermore, it's proximity to local amenities ensures the best of convenience in everyday living.

In summary, this property offers a blend of practical living spaces, unique external features and a desirable location. Don't miss out on the opportunity to make this your new home.

Ground Floor

Hall

PVCu double-glazed entrance door, doors to the kitchen, lounge and WC, stairs to first floor with a cupboard under, radiator and down lighters.

WC 2.26m x 0.79m (7'5" x 2'7")

PVCu double-glazed window, radiator, push flush WC, pedestal wash hand basin and an extractor fan.

Lounge 5.82m x 3.33m (19'1" x 10'11")

Bay window to the front with a radiator beneath, electric fire with surround, a further radiator and open recess to the dining room.

Dining Room 3.48m x 2.54m (11'5" x 8'4")

PVCu double-glazed French doors to the rear, radiator and door to the kitchen.

Kitchen 3.48m x 2.72m (11'5" x 8'11")

Having a range of wall and base units with co-ordinating work surfaces and splashback tiling, integrated fridge, freezer, dishwasher and washing machine, single oven and a four ring gas hob with an extractor over. Tiled flooring, PVCu double-glazed entrance door and window to the rear.

First Floor

Landing

PVCu double-glazed window, radiator, storage cupboard, down lighters, stairs to the second floor and doors to rooms.

Bedroom 4.17m x 3.25m (13'8" x 10'8")

PVCu double-glazed window, radiator and down lighters. Door to en-suite.

En-suite 1.65m x 2.54m (5'5" x 8'4")

Shower enclosure, vanity housed wash hand basin and unit housed push flush WC. Down lighters and tiled flooring with one wall tiled and a chrome central heating radiator.

Bedroom 3.45m x 3.23m (11'4" x 10'7")

PVCu double-glazed window, radiator and down lighters.

Bedroom 2.29m x 2.06m (7'6" x 6'9")

PVCu double-glazed window and a radiator.

Bathroom 2.37m x 2.00m (7'9" x 6'7")

Comprising; a bath with screen and shower over, push flush WC, pedestal wash hand basin, PVCu double-glazed window, radiator, down lighters and an extractor fan.

Second Floor

Landing

PVCu double-glazed window, loft hatch, down lighters and door to bedroom.

Bedroom 5.16m x 4.39m (16'11" x 14'5")

Skylight, PVCu double-glazed window, two radiators and down lighters. Storage to eaves at both sides.

Exterior

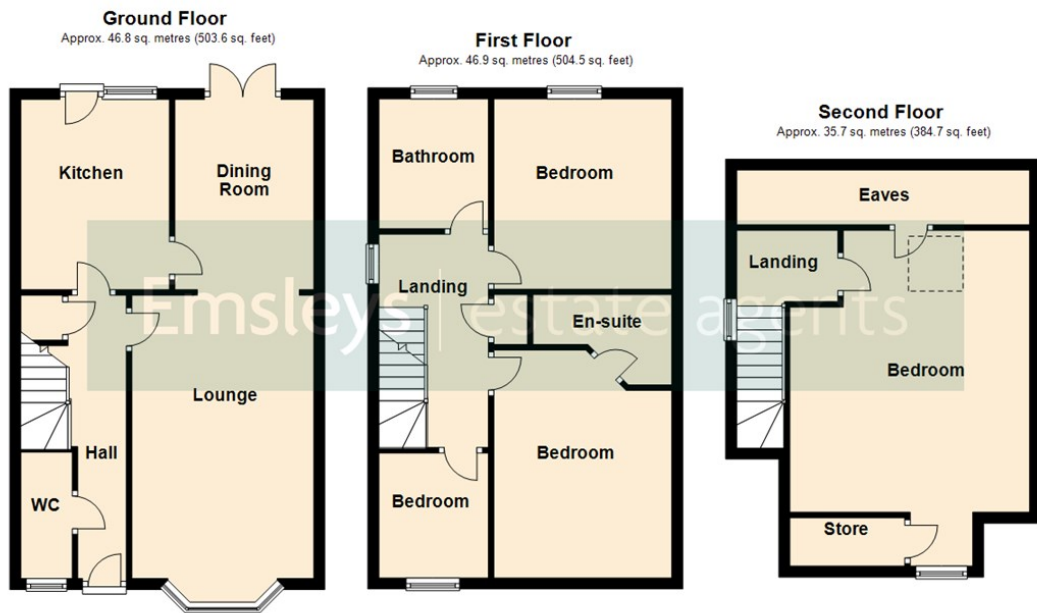
The front has a shared access to parking for three/four

cars on the block-paved drive. There is an enclosed side which currently is flagged and has ideal storage options. A further gate accesses the rear garden which has been superbly landscaped, comprising artificial lawn, composite decking with lights and a large summer house which is perfect for entertaining.

Summer House 7.14 x 2.53 (23'5" x 8'3")

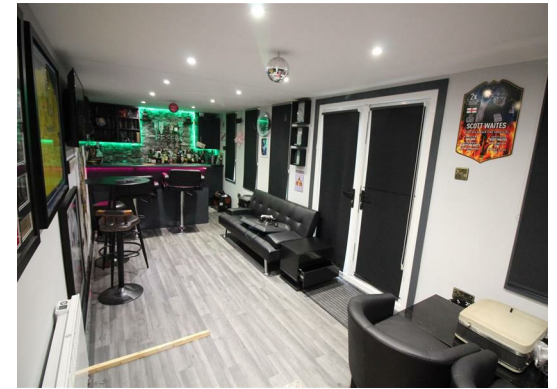
A superb addition currently utilised for entertaining with bar, sink and drainer, downlighters, PVCu double-glazed windows and a French door, electric heater and separate WC with built over wash hand basin, extractor and light.





Total area: approx. 129.4 sq. metres (1392.8 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

Emsleys | estate agents