



Rutland Drive | Kippax | LS25 7HH

£180,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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*** THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! * CUL-DE-SAC LOCATION * GARAGE & DRIVEWAY PARKING ***

We are delighted to present this three bedroom semi-detached property for sale, which, although in need of modernisation, offers great potential for the discerning buyer. This home is nestled in a cul-de-sac location, conveniently close to local amenities. Most importantly, the property is available with NO ONWARD CHAIN, which simplifies the buying process and makes it an even more attractive proposition.

The accommodation consists of three bedrooms, two reception rooms, a bathroom and a kitchen. The reception rooms are both a delight. The lounge offers large windows that invite plenty of natural light, combined with a cosy fireplace, providing an ideal space for relaxation. The dining room boasts a serene garden view, with sliding patio doors leading directly out to the garden, perfect for indoor-outdoor living. The kitchen, has a range of wall and base units, forming an integral part of the home.

The master bedroom is a spacious double featuring built-in wardrobes, as does the second bedroom, also a double. The third bedroom is a comfortable single, perfect for a child's room or a home office.

The family bathroom is equipped with a bath with an overhead shower, providing versatile options for either a quick rinse or a leisurely soak. Adding to the charm of this property are its unique features. A single garage and driveway parking provide ample room for vehicles, while the rear garden offers an excellent outdoor space for recreation or relaxation. This property offers a fantastic opportunity for those looking to shape a home to their own liking. Arrange a viewing today to explore its potential.

Ground floor

Entrance Hall

Double-glazed window to the front, double-glazed window to the side, radiator, stairs to the first floor landing and doors to:

Lounge 4.65m max x 3.35m max (15'3" max x 11'0" max)

15'3" max (12'3" min) x 11'0" max

Double-glazed half bay window to the front, coal effect gas fire with a wooden surround, dado rail, two wall light points, coving to the ceiling, a fixed window seat and double doors to:

Dining Room 3.35m x 2.90m (11'0" x 9'6")

Radiator and double-glazed sliding entrance doors to the garden.

Kitchen 2.90m x 2.41m (9'6" x 7'11")

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for an automatic washing machine, electric point for a cooker and an extractor hood. Double-glazed window to the rear, double-glazed window to the side, built-in under-stairs storage cupboard and a side entrance door.

First floor

Landing

Double-glazed window to the side, built-in storage cupboard and doors to:

Bedroom 1 3.99m max x 3.15m (13'1" max x 10'4")

13'1" max (10'2" min) x 10'4"

Double-glazed half bay window to the front, radiator and fitted wardrobes with hanging rail, shelving, overhead storage, a cupboard and drawers.

Bedroom 2 3.63m x 3.20m (11'11" x 10'6")

Double-glazed window to the rear, built-in wardrobe(s) with hanging rail, shelving and cupboard, storage cupboard and an airing cupboard housing the hot water cylinder.

Bedroom 3 2.31m x 1.83m (7'7" x 6'0")

Double-glazed window to the rear and a radiator.

Bathroom

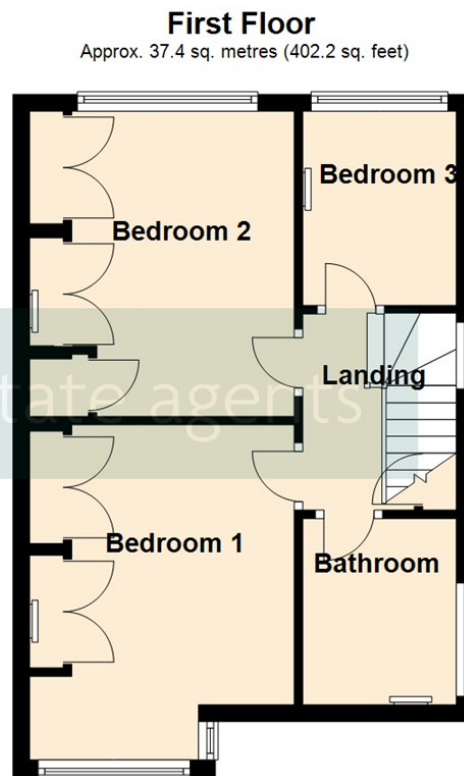
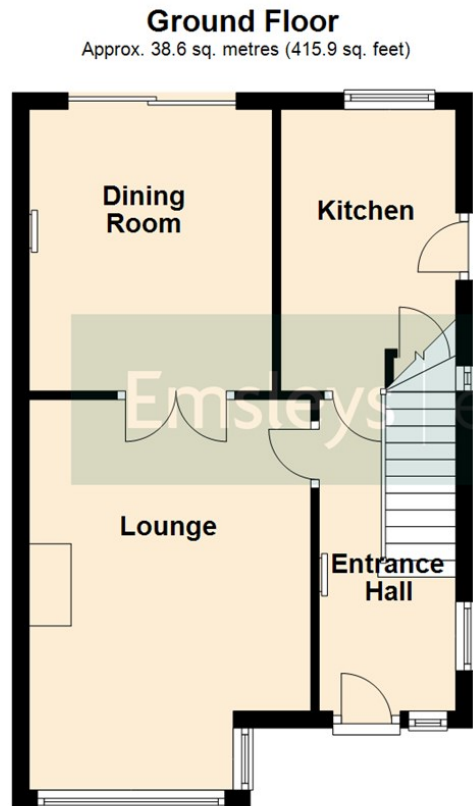
Fitted with a three piece suite comprising; panelled bath with an electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height

tiling to all walls, double-glazed window to the side and a radiator.

Outside

There is a driveway off-road parking to the front for two cars leading to a detached garage which has an up-and-over door. There is a flower and shrub bed to the front, with a small wall. To the rear, there is a good sized mature garden with a paved patio seating area, which leads to a lawned garden. In addition, there is a wooden summer house, garden shed and borders for flowers and shrubs.





Total area: approx. 76.0 sq. metres (818.1 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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