



Sycamore Avenue | Kippax | LS25 7DJ

£220,000

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

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* THREE BEDROOM SEMI-DETACHED HOUSE * NO CHAIN! * LARGE KITCHEN * LOUNGE WITH DINING AREA & FRENCH DOORS * SHARED DRIVEWAY * DETACHED GARAGE *

Presenting this appealing three bedroom semi-detached house for sale. This property is a true embodiment of comfort and style, featuring numerous features that make it an ideal home for a wide range of buyers, and there's NO CHAIN! The house comprises of three well-appointed bedrooms, with neutral decoration throughout and contemporary style internal doors. The spacious master bedroom is a double room, designed with comfort in mind. The second bedroom is also a double room, complemented with built-in wardrobe, offering ample storage space. The third bedroom, though a single, is spacious and provides ample room for furnishings.

This property comes with a modern suite bathroom that adds a touch of elegance to the house. The kitchen has been refurbished by the current vendor, offering a contemporary space for all your culinary needs. The house features a spacious lounge, that is a delight, boasting large windows that bathe the room in natural light, a fireplace that adds character, and a garden view that is simply breathtaking. What's more, it also offers access to the garden and includes a dining area, making it a perfect place for entertaining guests or enjoying a family meal.

One of the unique features of this property is its garage, offering additional storage or parking space. The house comes with a large rear garden that provides a degree of privacy, and is mainly lawned. With a shared driveway and other appealing features, this house is worth considering for your next home. The property is located near schools, making it perfect for families with children. Plus, it is part of a strong local community, offering a wholesome and friendly environment.

Entrance Hall

Two double-glazed windows to front, radiator, stairs to first floor landing, double-glazed front entrance door.

Fitted Kitchen 3.94m max x 3.84m max (12'11" max x 12'7" max)

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, plumbing for automatic washing machine, built-in dishwasher, built-in electric oven, built-in four ring ceramic hob with extractor hood over, double-glazed window to rear, recessed spotlights, and under-stairs storage cupboard. Door to:

Lounge/Diner 5.77m x 3.53m max (18'11" x 11'7" max)

Double glazed window to front, two radiators, coving to ceiling, coal effect gas fire with wooden surround and tiled hearth, double-glazed french double door to garden.

Landing

Double-glazed window to side, access to loft space, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, wash hand basin with storage under and low-level WC, tiled surround, double-glazed window to rear, radiator, double door to built-in storage cupboard.

Master Bedroom 3.10m x 3.94m max (10'2" x 12'11" max)

Double glazed window to front, radiator.

Bedroom 2 2.59m x 3.94m (8'6" x 12'11")

Double-glazed window to rear, radiator, door to built-in wardrobe/storage cupboard.

Bedroom 3 2.18m x 2.18m (7'2" x 7'2")

Double-glazed window to front, radiator, opening to over-stairs storage cupboard.

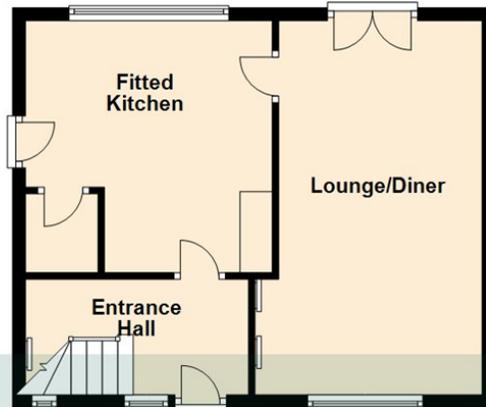
Outside

There is a garden area to the front, with a shared driveway to the side. To the rear, there is a detached garage, with an up and over door. The rear garden is mainly lawned, and is a generous size with mature trees and shrubs.



Ground Floor

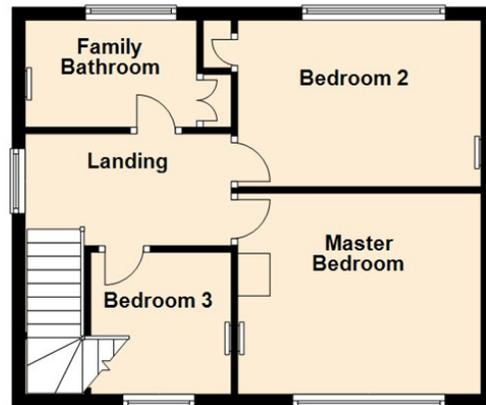
Approx. 42.9 sq. metres (461.8 sq. feet)



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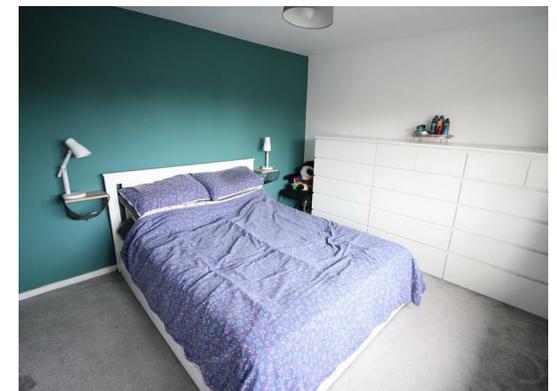
First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 84.7 sq. metres (912.0 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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