



Clayton Avenue | Kippax | LS25 7PN

£290,000

Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating D

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\* THREE BEDROOM DETACHED BUNGALOW \* NO CHAIN! \* FITTED KITCHEN WITH BUILT-IN HOB & OVEN \* GARAGE & DRIVEWAY PARKING \*

This charming three-bedroom detached bungalow is currently available for purchase, with NO CHAIN! The property is nestled in a quiet cul de sac location, offering a peaceful residential setting. Boasting a single-storey layout and shower room, it is highly ideal for those seeking the ease of bungalow living.

The property encompasses a sizable lounge/diner, which is a warm and welcoming space featuring a stunning fireplace at its heart. It is perfect for cosy family gatherings or relaxing evenings. Additionally, the modern kitchen is equipped with built-in cooking appliances and under-unit lighting, creating a bright and efficient space for all your culinary needs.

The sleeping quarters consist of three well-appointed bedrooms. The master bedroom is a spacious double, equipped with built-in wardrobes for ample storage space. The second bedroom is also a double, while the third is a generous single room.

A standout feature of this property is the mature gardens. They offer a verdant space for outdoor enjoyment, whether you're a keen gardener or simply wish to bask in the tranquillity of your surroundings. The property also benefits from a detached garage and driveway parking, providing ample room for vehicles.

### Hallway

Radiator, double-glazed door with matching side panel, door to built-in storage cupboard, door to:

### Lounge/Diner 5.08m x 3.61m (16'8" x 11'10")

Double-glazed leaded window to front, double-glazed leaded window to side, coal effect gas fire with ornate surround, radiator, four wall light points.

### Fitted Kitchen 2.59m x 3.61m (8'6" x 11'10")

Fitted with a range of base and eye level units with worktop space over with under-lighting, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and slimline dishwasher, space for

fridge, built-in double oven, built-in four ring gas hob with extractor hood over, double-lazed leaded window to side, ladder style radiator, recessed spotlights, double glazed side door.

### Master Bedroom 3.33m x 3.43m max (10'11" x 11'3" max )

Double-glazed leaded window to rear, built-in wardrobes with hanging rail, shelving, and overhead storage cupboard, radiator.

### Bedroom 2 3.73m x 2.54m (12'3" x 8'4")

Double-glazed window to front, radiator, coving to ceiling.

### Bedroom 3 2.31m x 2.72m (7'7" x 8'11")

Double-glazed leaded window to rear, radiator.

### Shower Room

Fitted with a white suite comprising shower area with electric shower over, pedestal wash hand basin, low-level WC and extractor fan. Tiled surround, two double-glazed windows to side, radiator.

### Outside

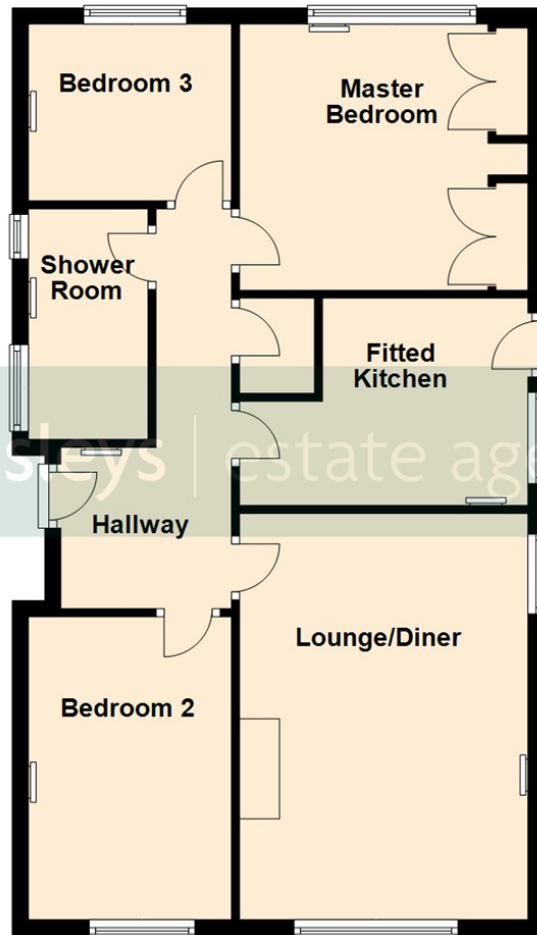
There are mature gardens to the front and rear. To the front, there is a central lawn with borders for flower and shrubs. Driveway to the side, offers off road parking for a number of cars and leads to a detached garage. The garage has an up and over door with power and light. To the rear, there is pretty garden with lawn and mature borders for flowers and shrubs. In addition, there is a timber garden shed.





### Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



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Total area: approx. 69.3 sq. metres (745.6 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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