



Oxford Drive | Kippax | LS25 7JD

£315,000

Ext. Three Bedroom Semi-detached | Council Tax Band C | EPC Rating D

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EXTENDED FAMILY HOME. GENEROUS LIVING SPACE. TWO BATHROOMS. LARGE REAR GARDEN. SOUGHT AFTER LOCATION.

If you are looking for lots of ground floor space, then this property is for you! An exceptional extended family home boasting three spacious reception rooms, perfect for those who love to entertain or require additional space for hobbies or home offices.

The house has a well-equipped kitchen, which provides all the necessary amenities for modern living open plan to the dining room. The property also offers a utility room and cloaks WC, as well as a ground floor bathroom. The property also offers three bedrooms and another bathroom, on the first floor. Fantastic space for a growing family or for accommodating guests. There is also extra storage, as the loft space has been fully boarded out to create a useful loft room, with a velux window and drop down ladder for ease.

The property also benefits from off road parking to the front for two cars, a convenience that cannot be underestimated. The inclusion of a well-maintained large garden provides a perfect outdoor space for relaxation and recreation, adding to the overall appeal of this property. The location of the property adds another layer of attractiveness to this already enticing house. Situated within close proximity to public transport links, local amenities, and nearby schools.

This property is a rare opportunity to acquire a home that perfectly balances style, comfort, and practicality. We invite you to come and see for yourself the potential that this semi-detached house holds.

Ground Floor

Hall

Composite double glazed entrance door, tiled flooring, radiator, stairs to first floor with cupboard under, coving to ceiling and doors to kitchen, lounge and sitting room.

Sitting Room 3.86m x 2.39m (12'8" x 7'10")

PVCu double glazed window to front and side aspect, radiator, boiler cupboard and door to WC.

WC

Tiled walls and floor, wash hand basin and push flush WC.

Lounge 3.73m x 3.33m (12'3" x 10'11")

PVCu double glazed bay window to front aspect, radiator, engineered wood flooring, coving to ceiling, focal fireplace and double doors to open plan dining room/kitchen.

Dining Area 4.88m x 0.25m (16'0" x 0'10")

Continuation of flooring from lounge, radiator, PVCu double glazed patio door and open plan to kitchen.

Kitchen 4.48m x 3.13m (14'8" x 10'3")

Having a range of medium wood wall and base units, splashback tiling and coordinating worksurfaces. One and half bowl sink and drainer with mixer tap. Gas point for cooker, extractor fan, tiled flooring and door to porch.

Porch

Composite double glazed entrance door, tiled flooring and bifold doors to utility room and bathroom.

Utility Room 1.55m x 1.52m (5'1" x 5'0")

Plumbing for washing machine with worksurface over, space for tumble dryer, tiled walls and floor with PVCu double glazed window to rear aspect.

Bathroom 1.73m x 1.57m (5'8" x 5'2")

Fully tiled walls and floor with large shower bath, screen and shower over, half pedestal wash hand basin and corner push flush WC. PVCu double glazed frosted window and chrome central heating towel warmer.

First Floor

Landing

PVCu double glazed window to side aspect, coving to ceiling and doors to rooms. Access to loft space with drop down ladder which leads to a fully boarded loft room. The loft room has a velux window to the rear.

Bedroom 3.66m x 3.20m (12'0" x 10'6")

Fitted wardrobes and furniture, PVCu double glazed window to rear aspect and radiator.

Bedroom 3.92m x 3.17m (12'10" x 10'5")

PVCu double glazed bay window to front aspect and radiator with coving to ceiling.

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

PVCu double glazed window to rear aspect and radiator with coving to ceiling.

Bathroom 1.91m x 1.80m (6'3" x 5'11")

Fully tiled walls and floor with spa style shower bath with air jets and screen with shower over, vanity housed wash hand basin and unit housed push flush WC. PVCu double glazed frosted window and chrome central heating towel warmer.

Exterior

To the front is a concrete driveway and hard standing to one side, offering off road parking for two cars, with surrounding bedding plants. Across from the property is a further garden area, with hand gate. . A secure gated access leads down one side to the property, to the large rear garden. The garden is tiered, set over a number of levels with plants, patio seating area, pea gravel area and green house plus garden shed.





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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