



Westfield Lane | Kippax | LS25 7LU

£385,000

Ext. Three Bedroom Detached House | Council Tax Band D | EPC Rating D

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* EXTENDED DOUBLE FRONTED THREE BEDROOM DETACHED TRADITIONAL HOME * LARGE DINING KITCHEN * EXTENDED LOUNGE * USEFUL STUDY * OFF ROAD PARKING FOR SEVERAL VEHICLES *

Presenting this distinguished double fronted extended three bedroom detached house for sale, offering a blend of functional living and elegant design. This property is beautifully presented, having been neutrally decorated to enhance its spacious and well-lit interiors. The original property dates back to circa 1900, and has been sympathetically extended over the years.

The modern open-plan kitchen is a focal point and family hub of the property, featuring a kitchen island, ample dining space and built-in appliances. The addition of a wood burner stove and slate flooring adds a touch of rustic charm to this contemporary space. The generous lounge is designed in an open-plan layout, with large windows ensuring a flood of natural light, creating a warm and inviting space for entertaining or relaxation. The property also includes a study, perfect for those working from home or seeking a quiet retreat.

The master bedroom, a spacious double, boasts built-in wardrobes and offers comfort and convenience. The second bedroom is also a double, offering ample space for furnishings. The family bathroom is fitted with a four-piece suite, perfect for relaxing after a long day.

Unique features of this property include a large driveway, offering ample parking space for a number of vehicles - ideal for a van or caravan. There is a single garage, gardens to the front and rear and offers far reaching views, adding to its overall appeal. Location-wise, the property is ideally situated with excellent public transport links, proximity to local schools, and various amenities, making it a desirable choice for families or working professionals.

Porch

Double-glazed window to side, tiled flooring, door to hallway.

Hallway

Stairs to first floor. Doors to:

Kitchen/Dining Room 6.55m max x 4.22m max (21'6" max x 13'10" max)

21'6" max x 13'10" max (12'11" min) Irregular shaped room.

Fitted with a range of modern base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and automatic washing machine, built-in electric oven, built-in four ring gas hob within a central island unit. under-stairs storage cupboard, two double-glazed windows to side, double-glazed window to front, double-glazed window to rear, cast iron wood burning stove with wooden mantel above, feature slate tiled flooring, recessed spotlights.

Lounge 6.55m max x 4.24m max (21'6" max x 13'11" max)

Double-glazed window to front and rear, coal effect gas fire, two radiator.

Landing

Doors to:

Master Bedroom 4.09m x 4.19m max (13'5" x 13'9" max)

13'5" x 13'9" max (11'5" to robes)

Double-glazed window to front, fitted wardrobes to one wall with hanging rail and shelving, radiator.

Bedroom 2 2.59m x 5.26m max (8'6" x 17'3" max)

8'6" max x 17'3" max (13'11" min)

Two double-glazed windows to front, and radiator.

Bedroom 3 2.18m x 3.89m (7'2" x 12'9")

Double-glazed window to rear, radiator, wooden effect laminate flooring.

Study 1.37m x 3.35m (4'6" x 11'0")

Double-glazed window to side, radiator.

Family Bathroom

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled surround, double-glazed window to rear, built-in storage cupboard with wall mounted gas boiler, two chrome ladder style radiator and recessed spotlights.

Outside

There is a lawned garden to the front with steps and path leading to the front and side doors. To the side of the property, there is a large paved driveway, offering off road parking for a number of vehicles and leads to a detached garage. The garage has an up and over door. To the rear of the property, there is a graveled garden, and wood store.





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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