



Moorgate Avenue | Kippax | LS25 7PG

£270,000

Extended Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating C

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\* THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY \*  
GENEROUS DINING KITCHEN WITH BUILT-IN APPLIANCES \*  
MODERN BATHROOM \* LARGER THAN AVERAGE GARAGE \*  
OFF ROAD PARKING \*

We are thrilled to introduce to the market this splendid extended three bedroom semi-detached house, offered for sale in excellent condition. Nestled in a peaceful cul de sac location, this property boasts privacy and space, making it an ideal home.

The property offers a spacious lounge equipped with a large window, which invites an abundance of natural light, creating a warm and welcoming atmosphere. The house features an open-plan kitchen that is not only functional with a range of built-in appliances, but also sociable, offering a dedicated dining space for family meals. The kitchen's patio doors lead to a beautiful garden, extending the living space outdoors.

The property comprises three well-appointed bedrooms. The first and second are double-sized, with the second bedroom benefitting from built-in wardrobes, providing ample storage space for personal items. The third bedroom is a single, fitted with built-in office furniture currently, making it perfect for home working or studying. The home is serviced by a modern bathroom equipped with a heated towel rail and shower over the bath.

One of the standout features of this property is the presence of a larger than average garage and driveway, offering extensive parking facilities. This, coupled with the added benefit of a fully enclosed garden, which is lawned with a paved patio seating area, adds considerable value and comfort to the property. This house, with its unique features and prime location, presents an opportunity not to be missed. It is perfect for those seeking a blend of comfort, convenience, and charm in a serene setting.

#### Entrance Hall

Radiator, stairs to first floor landing, door to:

#### Lounge 4.75m x 3.58m max (15'7" x 11'9" max )

15'7" x 11'9" max (9'10" min)

Double-glazed bow window to front, radiator, vinyl flooring, built-in under-stairs storage cupboard with gas boiler, door to:

#### Kitchen/Diner 4.50m x 4.55m (14'9" x 14'11")

Fitted with a range of modern base and eye level units with worktop space over and drawers, one and half bowl sink unit with single drainer and mixer tap, built-in fridge/freezer and slimline dishwasher, plumbing for automatic washing machine, built-in eye level electric double oven, built-in five ring hob with extractor hood over, double-glazed window to rear, radiator, recessed spotlights, double-glazed french double doors to garden, double-glazed stable door to garden.

#### Landing

Double-glazed window to side, over stairs storage cupboard, access to loft space, door to:

#### Bedroom 1 3.91m x 2.57m min (12'10" x 8'5" min)

Double-glazed window to front, radiator.

#### Bedroom 2 3.66m x 2.77m (12'0" x 9'1")

Double-glazed window to rear, fitted wardrobes to one wall with hanging rail, shelving and drawers and dressing table - with power point and spotlights above, radiator.

#### Bedroom 3 2.54m max x 1.85m max (8'4" max x 6'1" max)

Double-glazed window to front, vertical flat panel radiator, built-in storage cupboards and drawers with solid Oak worktops.

#### Family Bathroom

Fitted with three piece modern suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, extractor fan, double-glazed window to side, chrome ladder style radiator.

#### Outside

There is a lawned garden to the front, with a driveway to side offering off road parking for two cars comfortably, and leads to the garage. Side gated access leads to a good sized enclosed mainly lawned garden, with a paved seating patio and fixed timber seating.

#### Garage 7.77m x 2.77m (25'6" x 9'1")

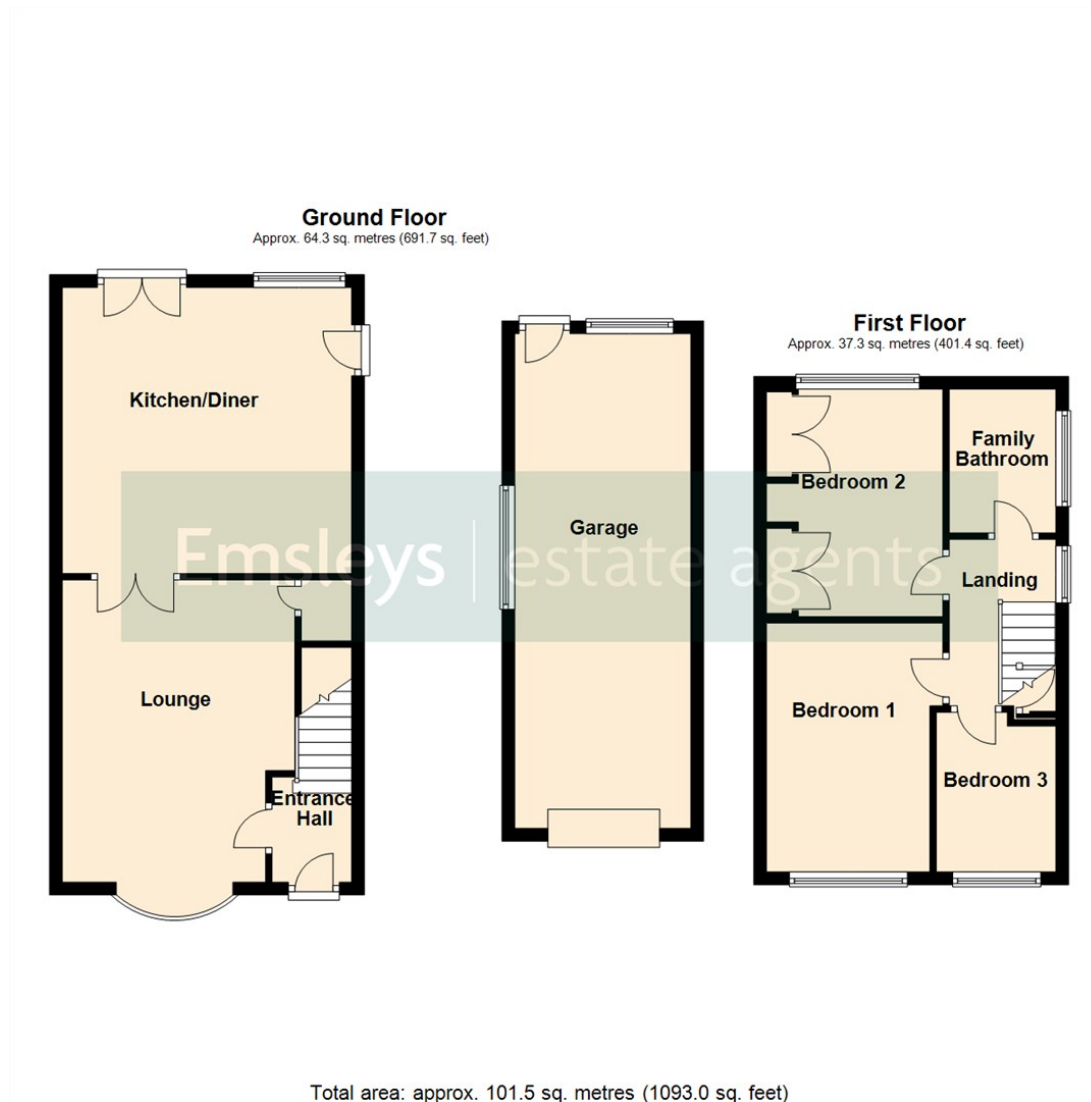
Longer than average detached single garage with power and light connected, double-glazed window to rear, double-glazed window to side, with an up and over door, double-glazed rear door.

#### Agents Note

The sq footage shown on the floor-plan includes the garage measurements also, and is added within the total coverage.







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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