



Butt Hill | Kippax | LS25 7JU

Two bedroom mid terrace | EPC D | Council Tax A

Offers Over
£175,000

Emsleys | estate agents

NO CHAINTWO BEDROOM MID TERRACE***PRIME LOCATION***GREAT STARTER HOME***GARAGE***

Presenting a characterful terraced house for sale with useful cellar, in an ideal and sought-after location. This property is ready to welcome its new owners with open arms. Conveniently situated, with easy access to public transport links, local amenities, and in close proximity to reputable schools, this property ticks all the boxes for location.

The residence features a welcoming reception room which boasts a large window, a traditional fireplace, and high ceilings, creating an environment of light and space. The property also benefits from a spacious open-plan kitchen, flooded with natural light, and ample dining space, perfect for entertaining and family gatherings. This home includes two double bedrooms, providing comfortable accommodation for residents. The bathroom is equipped with a three-piece white suite, adding a simplicity to the house.

One of the unique features of this house is a single garage, offering additional storage or parking space. There are gardens to the front and rear too. This property offers lots of potential to the right buyer!

This property is an excellent prospect for first-time buyers looking to make their step onto the property ladder, or investors seeking a lucrative purchase in a prime location.

Ground Floor

Entrance Hall 5.66m x 1.76m (18'7" x 5'9")

Entrance door leads into the entrance hallway, stairs to the first floor, door to:

Living Room 4.72m x 3.49m (15'6" x 11'5")

With feature fire and surround, T.V point, square bay window, central heating radiator.

Kitchen/Dining Room 3.38m x 5.35m (11'1" x 17'7")

Fitted with wall and base units, contrasting counter tops, built in oven, hob and extractor over, plumbed for washing machine space for fridge freezer. sink and drainer unit, double glazed window and open plan to the dining area,

ample room for table and chairs, double glazed window, door and central heating radiator. Door giving access to the cellar.

First Floor

Landing

Doors to:

Bedroom 1 4.04m x 4.42m (13'3" x 14'6")

Two double glazed windows to front, central heating radiator, open to:

Dressing Room 1.65m x 1.20m (5'5" x 3'11")

Double glazed window, ideal dressing room or office space.

Bedroom 2 4.06m x 2.95m (13'4" x 9'8")

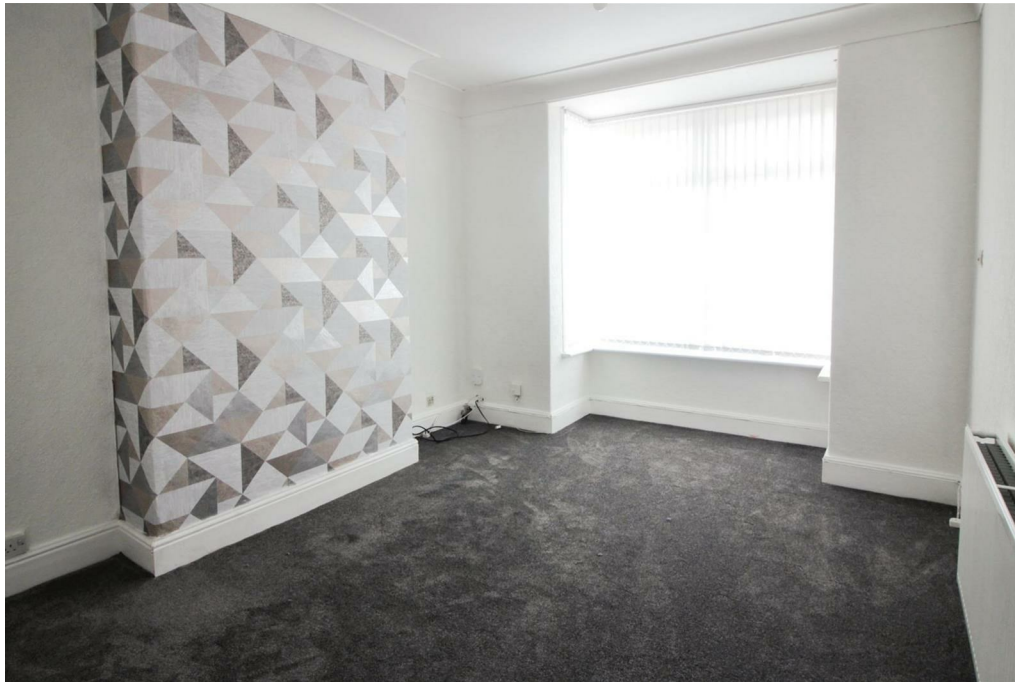
Double glazed windows to the rear, central heating radiator.

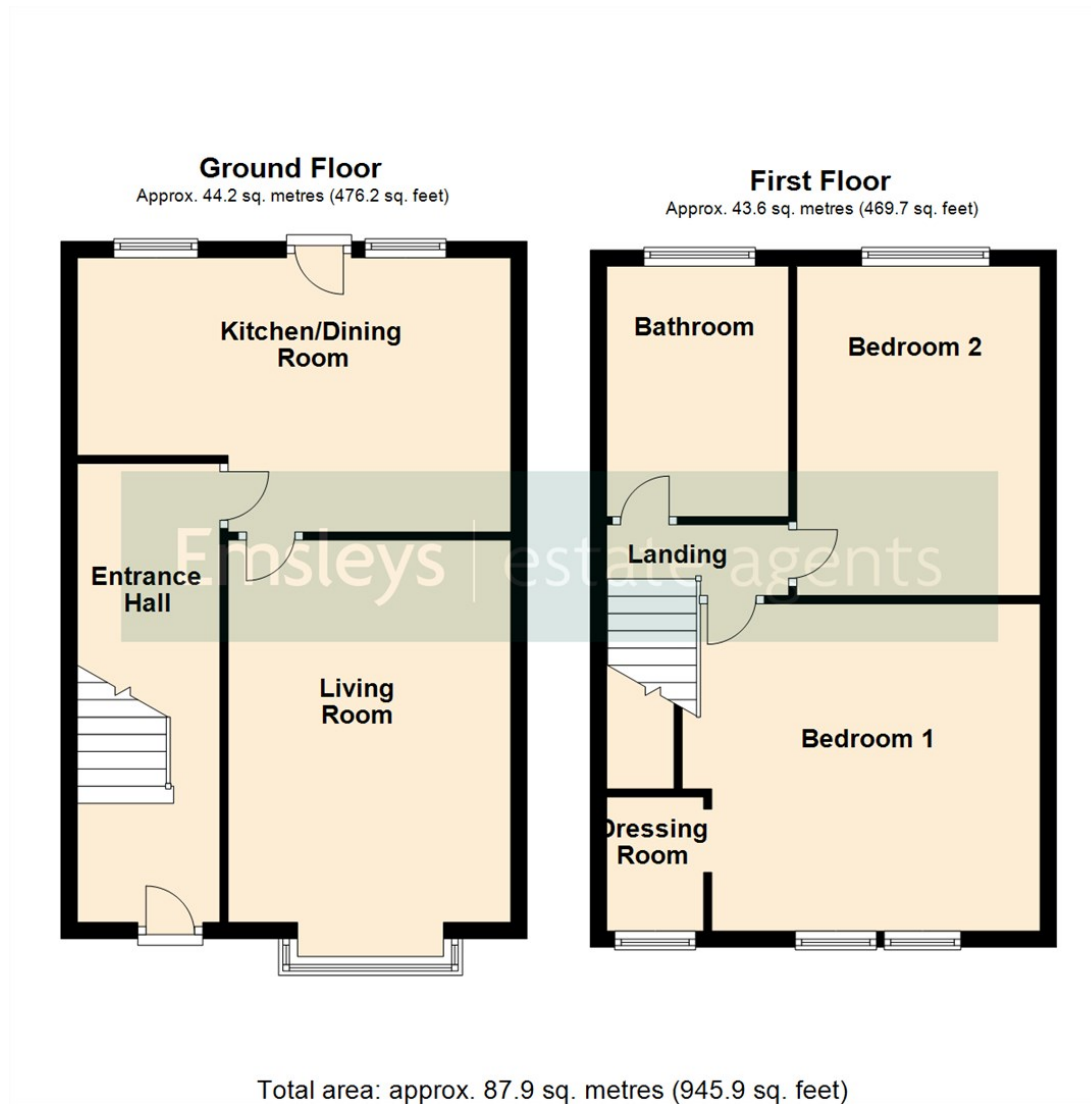
Bathroom

Comprising of a three piece white suite, bath with shower over, vanity wash hand basin and low flush W.C, part tiled walls, central heating radiator and double glazed window.

External

To the front is a neat buffer garden and to the rear, there is a yard. In addition to the yard, there is a detached garage.





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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