



Westfield Gardens | Kippax | LS25 7JB

£525,000

Four Bedroom Detached House | Council Tax Band F | EPC Rating TBC

Emsleys | estate agents

* FOUR BEDROOM DETACHED FAMILY HOME * GENEROUS PLOT * DINING KITCHEN * MASTER BEDROOM WITH EN-SUITE * OFF ROAD PARKING & GARAGE *

Presenting a distinctive, detached family home situated in a sought-after cul-de-sac location, a property that has been cherished by a single owner since it was built. This residence offers an individual design, set on a generous plot, and is not directly overlooked at the rear, giving it a sense of privacy and exclusivity.

As you step into this home, you are greeted by an entrance hallway featuring a charming wooden and glass balustrade. The property boasts two reception rooms, both providing garden views and direct access to the outdoor area, enhancing the charm and brightness of the rooms. The lounge is further accentuated by a lovely bay window, allowing natural light to flood the space.

The house comes with a sizeable dining kitchen, including a convenient dining space, perfect for family meals or entertaining guests. The property provides ample accommodation with four double bedrooms. The master bedroom is a particular highlight, equipped with built-in wardrobes and an generous sized en-suite shower room for added comfort and convenience. A well-appointed bathroom equipped with an spa style air bath adds to the opulence of the property, assuring you of a relaxing retreat after a long day.

Externally, the house benefits from ample off-road parking for several vehicles, an attached garage which is larger than average, and a useful summerhouse nestled in the rear garden - a perfect outdoor hideaway. The garden, an oasis of tranquility, which is mainly lawned with a seating area, further enhances the appeal of this home.

This house, with its unique features and desirable location, is a remarkable opportunity for those seeking a blend of style, comfort, and privacy.

Entrance Hall

Oak wooden flooring, coving to ceiling, stairs to first floor landing with feature wooden and glass balustrade, double-glazed entrance double door, door to:

Lounge 6.53m x 3.61m (21'5" x 11'10")

Double-glazed bay window to front, radiator, decorative coal effect gas fire with feature fireplace, double-glazed french double doors to garden.

Kitchen/Diner 5.46m x 3.73m (17'11" x 12'3")

Fitted with a range of base and eye level units with drawers and worktop space over, fixed dining area, wine rack, plumbing for dishwasher, electric point for cooker, double-glazed window to side, double-glazed window to front, radiator, tiled flooring, coving to ceiling, recessed spotlights, double-glazed side door to garden, door to:

Dining Room 2.92m x 3.56m (9'7" x 11'8")

Radiator, coving to ceiling, double-glazed entrance double doors to garden.

Utility Room 1.73m x 2.77m (5'8" x 9'1")

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, double-glazed window to rear, radiator, door to:

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator.

Landing

Radiator, door to:

Master Bedroom 4.14m to robes x 4.37m max (13'7" to robes x 14'4" max)

Double-glazed window to front, fitted wardrobes with hanging and shelving space and overhead storage cupboard and drawers, radiator, coving to ceiling, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin with base cupboard below and low-level WC. Full height tiling to all walls, double-glazed window to front, tiled flooring.

Bedroom 2 3.18m max x 3.38m max (10'5" max x 11'1" max)

Double-glazed window to front, wooden effect laminate flooring, coving to ceiling.

Bedroom 3 2.44m x 4.70m (8'0" x 15'5")

Double-glazed window to rear, radiator.

Bedroom 4 3.20m max x 3.63m max (10'6" max x 11'11" max)

Double glazed window to rear, radiator, wooden laminate flooring, coving to ceiling.

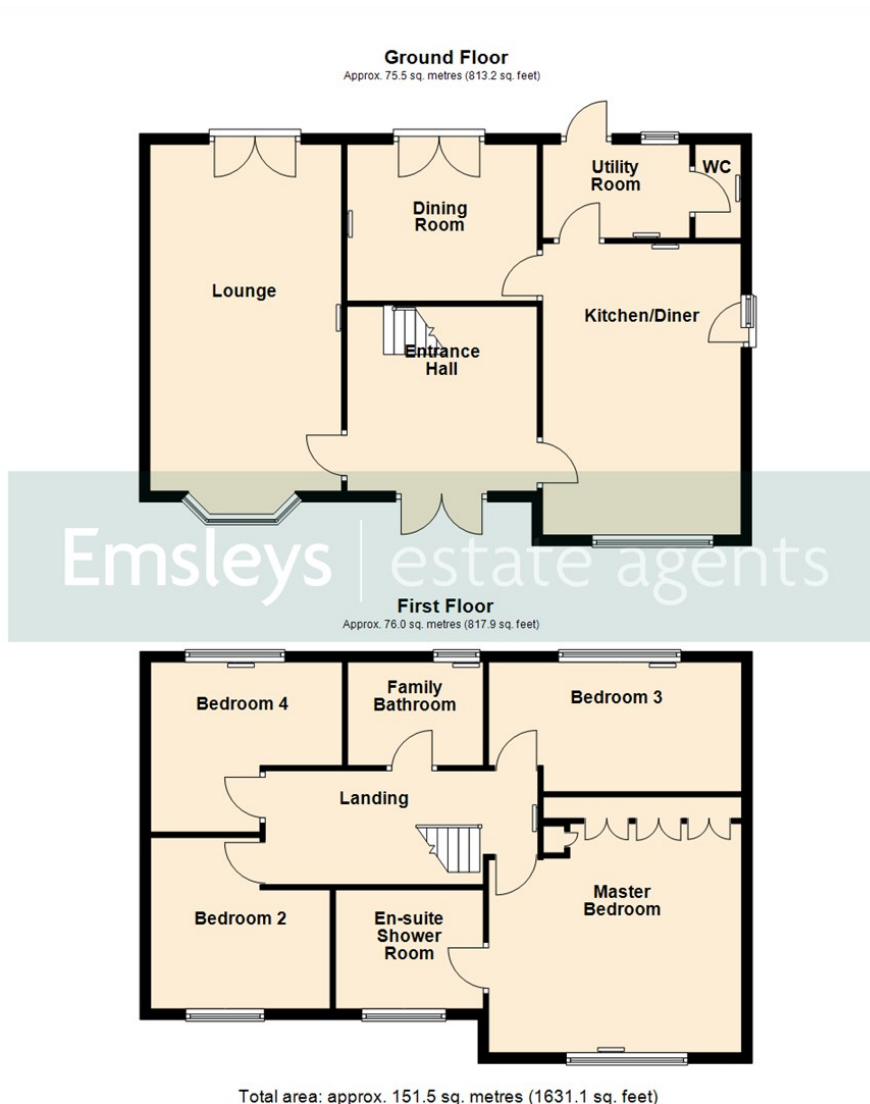
Family Bathroom

Fitted with four piece suite comprising spa style air bath, pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, double-glazed window to rear, radiator, tiled flooring, coving to ceiling.

Outside

There is an open plan garden to the front, with block paved driveway to the side offering ample off road parking for a number of cars, and leads to an attached garage. The garage double in size, with one up and over door. There is also a rear entrance door to the garage. that leads to the rear garden. To the rear, there is a generous garden which is mainly lawned and has a timber decked seating area, patio area and useful wooden summerhouse - which is tucked away to the rear of the 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents