



Leeds Road | Kippax | LS25 7EP

£195,000

Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating D

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* THREE BEDROOM SEMI-DETACHED * IN NEED OF MODERNISATION AND UP-GRADING * OPEN PLAN DINING KITCHEN * OFF ROAD PARKING & GARAGE * NO CHAIN! *

Three-bedroom semi-detached house, available for sale with NO ONWARD CHAIN! Positioned in a highly desirable area within easy reach of public transport links and a variety of local amenities, this property represents a fantastic opportunity for those seeking a project, as it is in need of renovation and offers excellent potential to create a bespoke home.

The accommodation features a spacious lounge adorned with large window, allowing for an abundance of natural light, and a fireplace which creates a focal point. The open-plan kitchen is complemented by a designated dining space, providing a practical and sociable area for family meals and entertaining.

Upstairs, the property benefits from three bedrooms. The master bedroom is a well-proportioned double, offering ample space for furnishings, while the second bedroom also accommodates a double bed. A single bedroom completes the sleeping arrangements, ideal for use as a child's room or home office. The family bathroom is fully tiled, ensuring a functional layout.

Externally, the property offers convenient off road parking and a single garage, a sought-after feature in this location. With its prime position and wealth of potential, this semi-detached house is ideally suited to buyers looking to add value and place their own stamp on a property. Early viewing is highly recommended to fully appreciate the scope and opportunities presented by this attractively located home. *Please note that the construction of this property is Crosswall, therefore you should check with your lender before submitting a mortgage application.

Entrance Hall

Double-glazed window to side, stairs to first floor landing, double-glazed entrance door, door to:

Lounge 4.34m x 3.56m (14'3" x 11'8")

Double-glazed window to front, modern fire with surround, radiator, door to under-stairs storage cupboard.

Dining Area 3.23m x 2.34m (10'7" x 7'8")

Double-glazed window to rear, radiator, tiled effect wooden laminate flooring, open plan to:

Kitchen 3.18m x 2.08m (10'5" x 6'10")

Range of base and eye level units with worktop space over and drawers, sink unit with single drainer, plumbing for automatic washing machine and dishwasher, built-in electric oven, built-in gas hob with pull out extractor hood over, double-glazed window to side.

Landing

Double-glazed window to side, access to loft space, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Fully tiled, double-glazed window to rear, radiator.

Master Bedroom 4.27m'1.83m max x 2.69m (14'6" max x 8'10")

Double-glazed window to front, radiator, and wooden effect laminated wood floor.

Bedroom 2 3.38m x 2.74m (11'1" x 9'0")

Double-glazed window to rear, radiator.

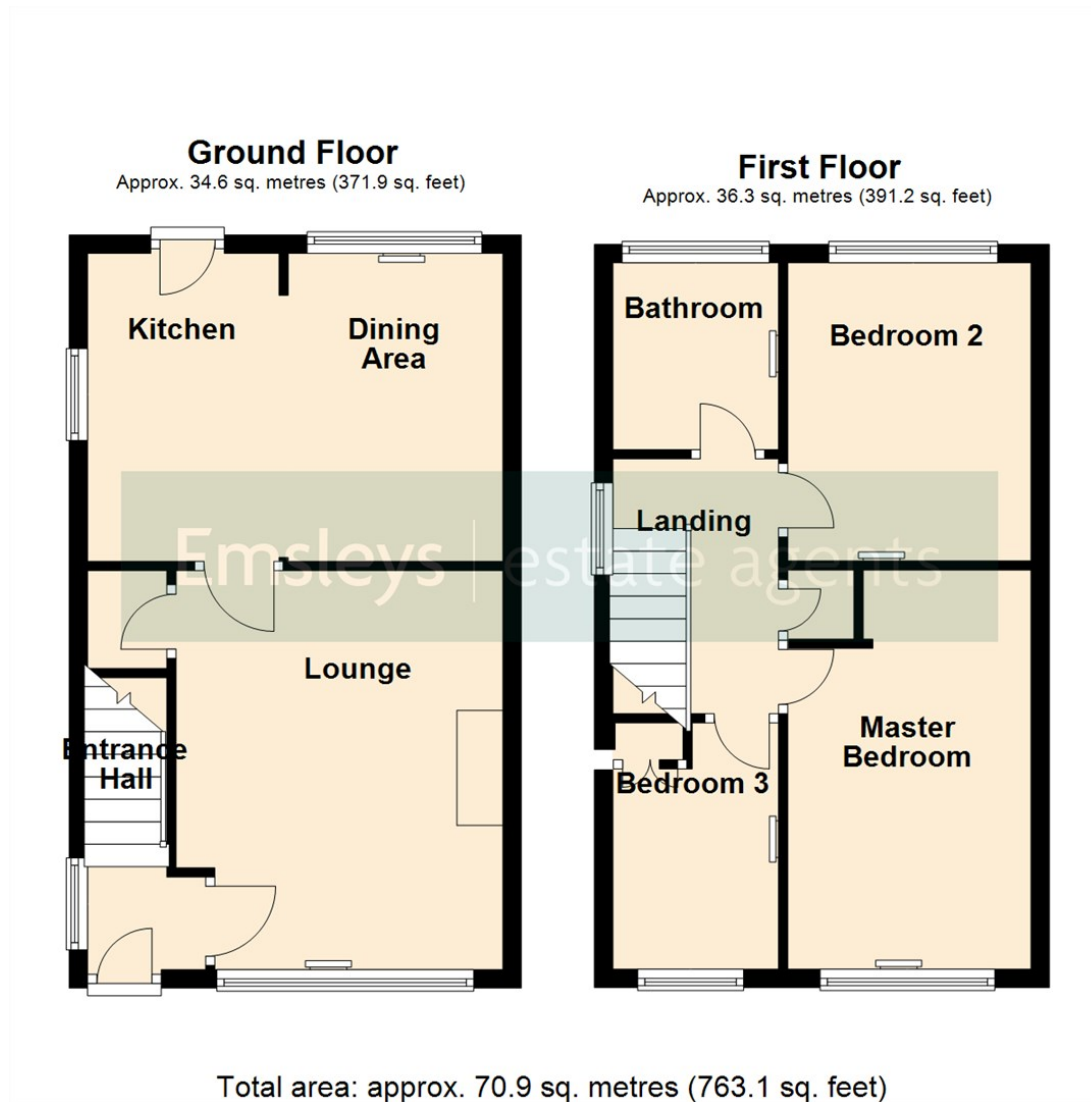
Bedroom 3 2.84m max x 1.78m (9'4" max x 5'10")

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

Outside

There are gardens to the front and rear, with a driveway to the side offering off road parking and leads to a detached single garage. To the rear, there is a enclosed garden with lawn and a paved patio seating area.





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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