



Westfield Lane | Kippax | LS25 7LY

£485,000

Four Bedroom Detached Home | Council Tax Band C | EPC Rating C

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\*\*\* MODERN FOUR BEDROOM DETACHED FAMILY HOME. LOFT ROOM. LARGE LOUNGE WITH CAST-IRON BURNING STOVE. DINING/KITCHEN. EN-SUITE SHOWER ROOM. OFF-ROAD PARKING \*\*\*

A rare opportunity to purchase this beautifully designed four bedroom modern detached family home, and self-built project by the current owners. This unique home offers oak style internal doors throughout, four well proportioned bedrooms, a spacious family bathroom, sitting room with a Juliette balcony and an open-plan large lounge that features a cast-iron stove and benefits from a stunning garden view, access to the private rear garden, perfect for enjoying those summer evenings.

The master bedroom is a delightful double, complete with built-in wardrobes, offering ample storage space and a modern good sized en-suite shower room. The remaining three double bedrooms, one of which offers built-in wardrobes, are all generously sized and tastefully decorated.

The large bathroom features a modern walk-in shower enclosure, presenting an elegant and stylish space for relaxation. Furthermore, the property boasts a well-appointed kitchen with a dedicated dining space and a convenient walk-in pantry. Cooking enthusiasts will also appreciate the high-quality built-in five-ring hob and oven.

The property's unique features include off-road parking at the front for a number of vehicles, and a versatile loft room that could serve as an occasional bedroom or work from home office. Notably, the property also comes with walk-in storage rooms, underscoring its exceptional functionality.

Conveniently located, this property is ideally situated with excellent public transport links, local amenities and schools nearby. The house truly stands out due to its unique charm and character that sets it apart. This property is perfect for those who appreciate privacy, space and the convenience of having all essential amenities within reach, but more importantly the versatility of the accommodation layout.

## Lower Level

### Lounge 5.56m min x 5.69m max (18'3" min x 18'8" max )

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French double-glazed double doors out into the private garden, with matching side panels, feature cast-iron multi-fuel burning stove with a wooden mantel, built-in shelving and log store, tiled flooring and recessed spotlights.

### Kitchen/Diner 6.63m x 4.17m (21'9" x 13'8")

Fitted with a range of base and eye level units with worktop space over and drawers, twin bowl 'Belfast' sink unit with swan neck mixer tap, plumbing for an automatic washing machine and dishwasher, space for a fridge/freezer and a range style electric cooker with five ring hob and extractor hood. Double-glazed window to the rear, radiator, tiled flooring and a door to a large walk-in pantry/store room.

### Workshop

With power and light connected and an entrance door.

### Landing

Stairs to the first floor.

## First Floor

### Entrance Vestibule

Composite front entrance door with frosted double-glazed window to the front, tiled flooring and open-plan to:

### Sitting Room 5.54m x 2.59m min (18'2" x 8'6" min)

Tiled flooring, stairs to the lower level, double-glazed patio door with a Juliette balcony and views over the rear garden. Door to:

### Bedroom 4 3.94m x 3.33m (12'11" x 10'11")

Double-glazed window to the front, radiator, double door to a built-in wardrobe with hanging and shelving space.

### Inner Hallway

Door to:

### Bedroom 3 2.31m x 2.95m (7'7" x 9'8")

Double-glazed window to the front and a radiator.

### Master Bedroom 3.84m x 2.82m (12'7" x 9'3")

Double-glazed window to the rear, built-in wardrobes with sliding doors, hanging rail and shelving. Door to:

### En-suite Shower Room

Fitted with a three piece modern white suite comprising; shower cubicle with shower and folding glass screen over, vanity wash hand basin with storage under and WC with hidden cistern. Double-glazed window to the front, built-in airing cupboard, wall mounted gas boiler and tiled splash backs.

### Bedroom 2 3.38m x 2.95m (11'1" x 9'8")

Double-glazed window to the rear and a radiator.

### Inner Hallway

Stairs to the second floor landing and a door to:

### Family Bathroom

Fitted with a modern four piece white suite comprising; panelled bath, vanity wash hand basin with storage under, walk-in shower enclosure with electric shower over and WC with a hidden cistern. Full height tiling to all walls, extractor fan, double-glazed window to the rear and a chrome ladder style radiator.

### Second Floor Landing

Built-in storage area and a door to a walk-in storage room.

### Loft Room 3.66m x 4.01m max (12'0" x 13'2" max)

Limited headroom, sky light - ( a versatile room which could be used as an occasional guest room or office) and a door to an additional store room.

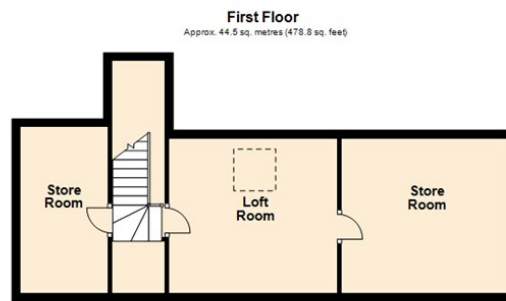
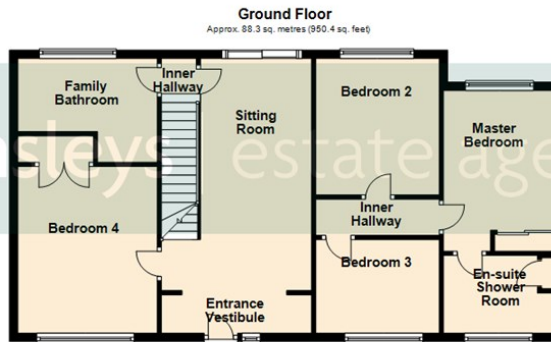
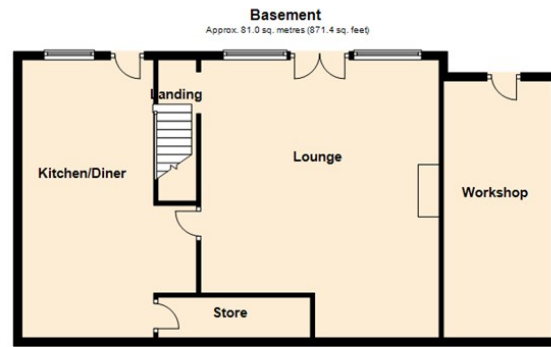
### Outside

There is a gravelled area to the front, which provides off-road parking for a number of vehicles. To the rear of the property, there is a low maintenance private enclosed garden. The garden consists of an artificial lawn and stunning stone walled beds with mature shrubs and trees.

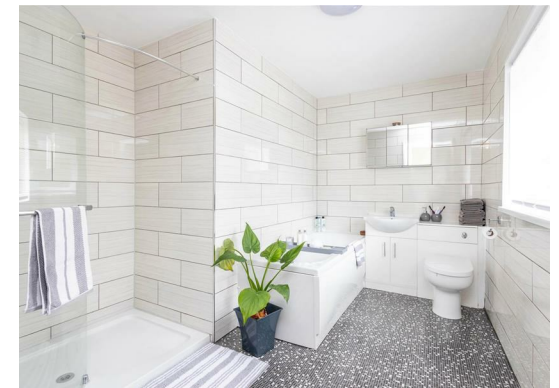
### Agents Note

Please note that the main photograph is the view to the rear of the property.





Total area: approx. 213.7 sq. metres (2300.6 sq. feet)



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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