

Lime Tree Crescent, Kippax Leeds LS25 7BH



## welcome to

## Lime Tree Crescent, Kippax Leeds

At a Guide Price £230,000 - £240,000 this IMPRESSIVE semi detached FAMILY HOME offers beautifully presented living accommodation and includes a DOWNSTAIRS WC, plus a FANTASTIC open plan kitchen diner with entertaining area. This a is perfect FAMILY home and is a MUST see. Call us on 01977 512628.













#### **Entrance Hall**

Having an entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

#### Lounge

19' 8" max x 11' 8" max (5.99m max x 3.56m max) With a double glazed window to the front, two gas central heating radiators and a media wall.

#### **Open Plan Kitchen Lounge Diner**

25' 2" max x 24' 5" max (7.67m max x 7.44m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a Belfast style sink an electric oven with electric hob, tiling to the splash areas and a cooker hood over. Also includes an integrated dishwasher and fridge freezer and wine cooler. There is a solid oak breakfast bar and spotlights. With double glazed French doors leading out to the rear garden, two double glazed windows to the rear, three double glazed skylight windows and two gas central heating radiators.

#### W.C

Equipped with a wash hand basin, a low level flush w.c and houses the gas Central heating boiler.

#### **First Floor Landing**

With stairs rising from the ground floor

#### **Bedroom One**

13' 6" max x 9' 9" max ( 4.11m max x 2.97m max ) With a double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

#### **Bedroom Two**

13' 6" max x 9' 5" max ( 4.11m max x 2.87m max ) Double glazed window to the rear and a gas central heating radiator.

#### **Bedroom Three**

10' 4" max x 6' 9" max ( 3.15m max x 2.06m max )

#### **House Bathroom**

Fitted with a four piece bathroom suite which includes a bath, a walk in shower, a wash hand basin and a low level flush w.c. Also includes a heated towel rail, and a double glazed window to the rear aspect.

#### Exterior

Externally to the front there is a lawned area and a driveway to the side. To the rear is an enclosed garden which is mainly block paved and a laid lawn. The garden also benefits from being south facing. There are also two outbuildings one which has plumbing for a washing machine.





### welcome to

## Lime Tree Crescent, Kippax Leeds

- Guide Price £230,000 £240,000
- EXTENDED Three Bedroom Semi Detached Home
- OPEN PLAN Kitchen Diner & Family Room
- WC & Bathroom
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

# £230,000 - £240,000

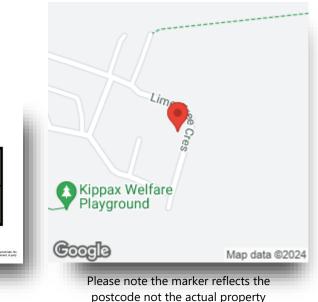




view this property online williamhbrown.co.uk/Property/CAF112898



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



The Property Ombudsman

Property Ref: CAF112898 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## william h brown



01977 512628



10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ



williamhbrown.co.uk