



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.



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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

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.



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112898 - 0003

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