



The Drive, Kippax Leeds LS25 7NQ

welcome to

The Drive, Kippax Leeds

MOVING ON UP? If you're looking for a spacious SEMI DETACHED for your growing family, we may have found the PERFECT property for you! At a Guide Price of £200,000 - £210,000, this spacious property offers fantastic living accommodation throughout which includes OFF STREET PARKING and a REAR GARDEN!



Entrance Hall

Having an entrance door to the front aspect and stairs to the first floor landing.

Lounge Diner

13' 2" max x 19' 8" max (4.01m max x 5.99m max)

Having a double glazed window to the front aspect, two gas central heating radiators and a double glazed French doors to the rear.

Kitchen

10' 2" max x 7' 6" max (3.10m max x 2.29m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with an induction hob, splash back and a cooker hood extractor over. Also includes plumbing for a washing machine, space for a fridge freezer, plinth heater, a cupboard housing the gas central heating boiler, a double glazed window to the side aspect.

W.C

Equipped with a wash hand basin set within a vanity storage unit, a low level flush w.c, plumbing for a washing machine and a work surface.

First Floor Landing

With stairs rising from the ground floor and having a built in storage cupboard and an access hatch to the part boarded loft which has a light and pull down ladder.

Bedroom One

13' 3" max x 10' 5" max (4.04m max x 3.17m max)

Double glazed window to the front aspect, a built in storage cupboard, and a gas central heating radiator.

Bedroom Two

12' 6" max x 7' 10" max (3.81m max x 2.39m max)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 4" max x 8' 5" max (2.54m max x 2.57m max)

Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the front aspect.

Exterior

Externally the property has a driveway to the front aspect with steps and a pathway leading down to the front door, while to the rear is a covered patio seating area with a storage building which has power, a lawn, outdoor tap and a garden shed.



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welcome to

The Drive, Kippax Leeds

- Guide Price £200,000 - £210,000
- Three Bedroom Semi Detached
- Ground Floor W.C
- Spacious Living Accommodation
- Front & Rear Gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£200,000 - £210,000



view this property online [williamhbrown.co.uk/Property/CAF113083](https://www.williamhbrown.co.uk/Property/CAF113083)

Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF113083 - 0006

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