



The Stables Westfield Gardens, Kippax Leeds LS25 7JB

welcome to

The Stables Westfield Gardens, Kippax Leeds

Immaculately presented TWO/THREE bed DORMA bungalow in sought-after Kippax. Features SPACIOUS lounge, fitted kitchen with UTILITY, CONSERVATORY, ground floor shower room, two bedrooms downstairs PLUS EN SUITE room upstairs. Generous GARDENS with lawn, decking, SUMMER HOUSE plus DOUBLE GARAGE!



Entrance Porch/ Hall

Lounge

12' 2" x 15' 7" (3.71m x 4.75m)

Dining Room/ Bedroom Three

9' 5" x 11' 3" (2.87m x 3.43m)

Conservatory

10' x 15' 1" (3.05m x 4.60m)

Kitchen

12' 3" x 10' 5" (3.73m x 3.17m)

Utility Room

7' 9" x 6' 6" (2.36m x 1.98m)

Bedroom Two

11' 3" x 13' 5" (3.43m x 4.09m)

Shower Room

Landing

12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)

Ensuite

Double Garage

15' 9" x 24' 3" (4.80m x 7.39m)

Outbuilding

9' 4" x 15' 8" (2.84m x 4.78m)



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The Stables Westfield Gardens, Kippax Leeds

- *** GUIDE PRICE £425,000 - £450,000 ***
- TWO/ THREE Bedroom DORMA Bungalow
- DOUBLE GARAGE
- Conservatory and Utility
- Ground Floor Shower Room plus Upstairs En Suite

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£425,000 - £450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No warranty is given. Any person who relies on this floor plan does so at their own risk. The floor plan is subject to change without notice. A 10% discount is available on completion.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114032 - 0004

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