



**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! 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

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

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

### Kitchen

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

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

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.

### Bedroom One

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

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

### Bedroom Two

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

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

### Bedroom Three

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

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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## **The Drive, Kippax Leeds**

- Three Bedroom Semi Detached
- Ground Floor W.C
- Spacious Living Accommodation
- Front & Rear Gardens
- Driveway For Off Street Parking

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

# £190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party should only rely on the information provided in this document for their own use.



Please note the marker reflects the postcode not the actual property

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