



**Town Close View, Kippax Leeds LS25 7SF**



*welcome to*

## **Town Close View, Kippax Leeds**

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale now, This property is perfect for couples and growing families. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.





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This property comprises on the ground floor; welcoming entrance hall giving access to the lounge, open plan kitchen and dining room, conservatory, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the house bathroom. Externally to the front there is off-street parking and to the rear there is a low maintenance paved garden with expansive naturistic views.

LS25 is situated in Leeds, neighbour hoods such as Garforth, Kippax and Swillington. This postcode benefits from a mix of residential and commercial area, shops and local amenities. Great access to transportation, perfect for commuters.

## Ground Floor

### Lounge

11' 8" MAX x 14' 6" MAX ( 3.56m MAX x 4.42m MAX )

### Kitchen And Dining Room

14' 8" MAX x 8' MAX ( 4.47m MAX x 2.44m MAX )

### Conservatory

7' 7" MAX x 9' 1" MAX ( 2.31m MAX x 2.77m MAX )

### Guest W/C

## First Floor

### Bedroom One

8' 7" MAX x 11' 7" MAX ( 2.62m MAX x 3.53m MAX )

### Bedroom Two

8' MAX x 11' 1" MAX ( 2.44m MAX x 3.38m MAX )

### Bedroom Three

5' 8" MAX x 8' 10" MAX ( 1.73m MAX x 2.69m MAX )

### Bathroom



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## Town Close View, Kippax Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- GUEST W/C AND FAMILY BATHROOM
- GARDEN WITH EXPANSIVE VIEWS TO THE REAR

Tenure: Freehold EPC Rating: C

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110439 - 0004

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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.



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