



 **4**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**



Tudor Sales & Lettings are proud to present this beautifully extended four-bedroom detached family home, located in a quiet cul-de-sac in the ever-popular village of Kippax.

This exceptional property is a true credit to its current owners, tastefully presented throughout and ideally situated within the catchment area of the highly regarded Garforth Academy. Offering spacious and versatile living accommodation, it also benefits from off-street parking, an integral garage with electric garage door, and a delightful rear garden.

The accommodation briefly comprises:

Ground Floor: A welcoming entrance hall, stylish living room complete with media wall, a separate family room, guest WC, and a stunning kitchen/diner featuring a glass ceiling lantern that floods the space with natural light. Completing the ground floor is a bright and airy conservatory-style dining extension, perfect for entertaining.

First Floor: Four generously sized double bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

The property occupies a generous plot, featuring a well-maintained lawned garden and a spacious driveway to the front, offering ample off road parking.

To the rear, you'll find a beautifully landscaped and mature garden, complete with a lawn, patio, and raised decking areas, ideal for outdoor dining and entertaining. A charming pond adds character and tranquility, while a stylish gazebo with an electric supply powers a 40 AMP Jacuzzi, creating the perfect space to relax and unwind.

Homes of this standard, in such a sought-after location, rarely come to market. Don't miss out, book your viewing today!

Kitchen/Dining room 5.32m x 4.76m (17' 5" x 15' 7")

A stunning large Kitchen diner with a range of wall and base units and Neff integrated appliances. Central aisle with sink and mixer tap, Neff induction hob with extractor fan over. Wine cooler. Quartz worktops and upstands. Integrated Neff double oven and two centrally heated radiators. Ceiling glass lantern. Double glazed tri-fold patio doors, additional double glazed window and spotlighting to ceiling. Kitchen has wiring for home cinema surround system.

Dining Room 3.62m x 3.04m (11' 11" x 10')

Currently used as a sitting room this is a useful space with double glazed French style patio doors to garden and double glazed windows.

Lounge 8.79m x 2.97m (28' 10" x 9' 9")

Living room with feature electric fireplace as part of media wall with Bowers & Wilkins speaker. Coving and spotlighting to ceiling. Double glazed window and modern upright centrally heated radiator.

WC

WC with white two piece suite of WC and hand basin. Double glazed window with privacy glass.

Bedroom 1 4.22m x 3.66m (13' 10" x 12')

Generously proportioned double bedroom with built-in wardrobes, double glazed window and centrally heated radiator.

Bedroom 2 3.68m x 3.68m (12' 1" x 12' 1")

Double bedroom with a double glazed window and centrally heated radiator.

Bedroom 3 2.97m x 2.69m (9' 9" x 8' 10")

Double bedroom with a double glazed window and centrally heated radiator.

Bedroom 4 4.75m x 2.68m (15' 7" x 8' 10")

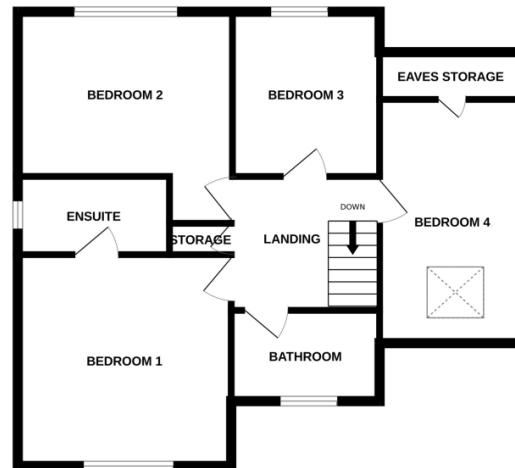
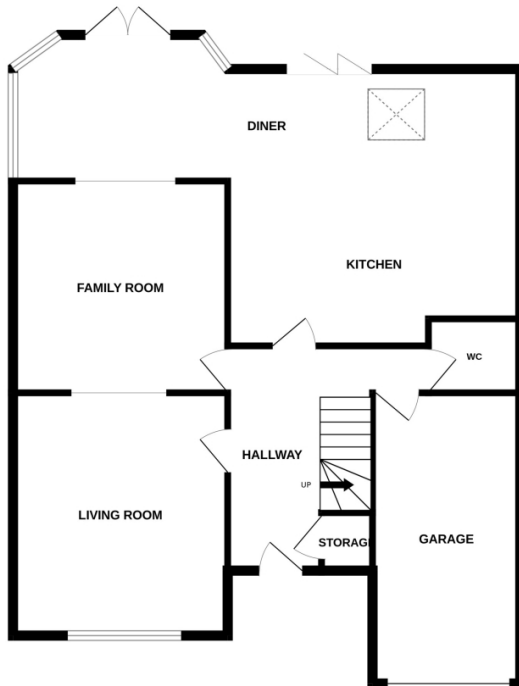
Double bedroom with a double glazed window and centrally heated radiator. Eaves storage.

Bathroom

Modern, tiled, bathroom with white four piece suite comprising of bath, shower, hand basin and WC. Double glazed window with privacy glass.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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