



**Stoneacre**  
Properties



**East View, Kippax, LS25 7HB**

**£170,000**

Stoneacre Properties are proud to present to the market for sale this beautiful two bedroom mid terrace home. Ideal for a small family or first time buyer. Located in the sought after village of Kippax. Close to local amenities and schools. Comprising of a entrance porch, lounge, kitchen diner, two bedrooms and a bathroom. Externally the property has gardens to the front and rear. On street parking.



## ENTRANCE PORCH

Door to front and rear.

## LOUNGE



Cosy lounge with double glazed window to the front. Central heating radiator and log burner.

## KITCHEN DINER

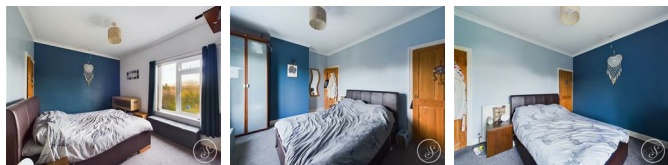


Spacious kitchen diner. Kitchen fitted with wall and base units integrated electric oven. Worktops incorporating gas stove with cooker hood above. Plumbing for a washing machine. Space for a fridge freezer.

## FIRST FLOOR LANDING

Access to bedrooms and bathroom,

## BEDROOM ONE



Double glazed windows to the front. Central heating radiator. Storage cupboard.

## BEDROOM TWO



Double glazed window to the rear. Central heating radiator.

## BATHROOM

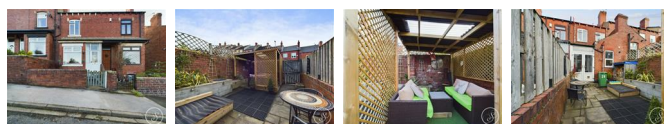


Fitted with a bath, wc and wash hand basin. Central heating radiator. Window to the rear.

## CELLAR

Power and lights. Ideal storage area.

## EXTERNAL

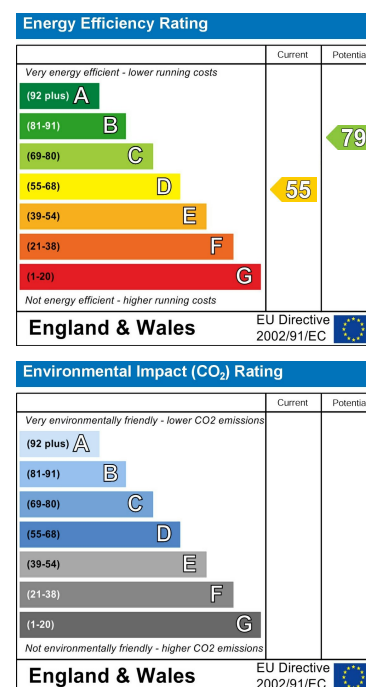
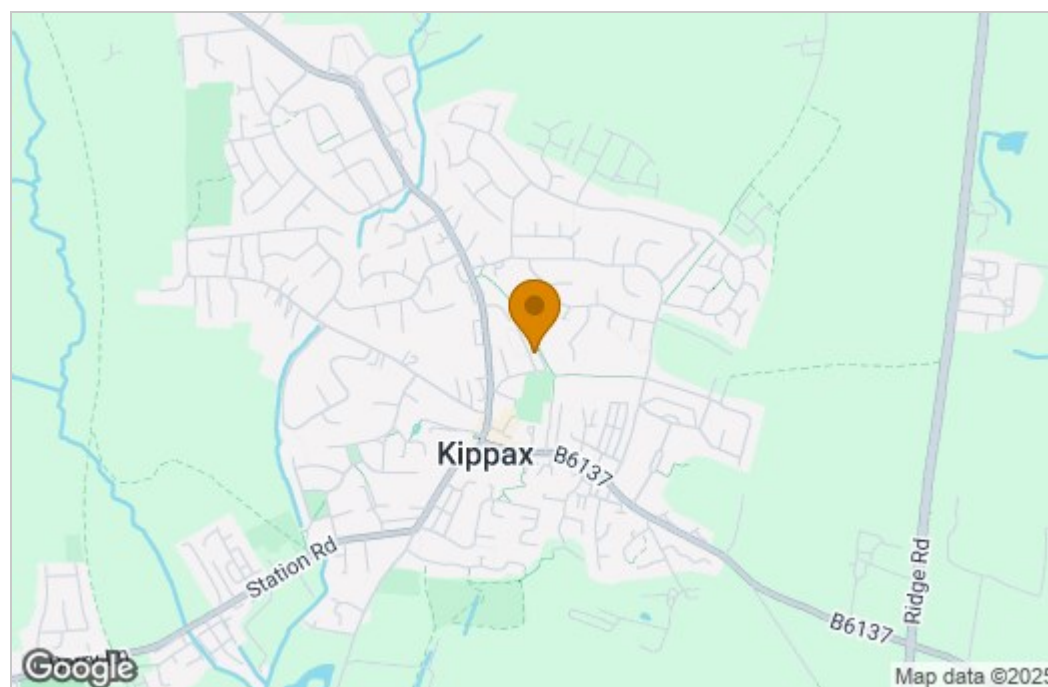


To the front of the property is a small garden looking over fields. To the rear is a enclosed garden.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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