



# CROWN

## ESTATE AGENTS

### Station Road, Kippax



**£220,000**



2



1



2

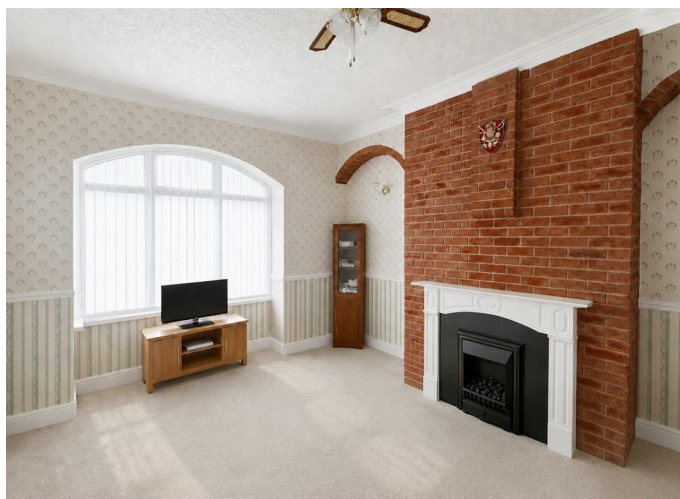


58

Located in this friendly village, with a good selection of shops, cafés, pubs, restaurants and everyday services close by. The area also benefits from parks, open spaces and walking routes, providing plenty of opportunities to enjoy the outdoors.

The location is particularly attractive to commuters, with good road links to Leeds and surrounding areas, while nearby Garforth and Allerton Bywater are also easily accessible.

With its combination of local amenities, green spaces, community atmosphere and convenient transport links, Kippax is a popular choice for families, couples and first-time buyers.



- Two Good Sized Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Two Large First Floor Double Bedrooms with Storage
- Large Family Bathroom with a Separate Shower Cubicle
- Front Buffer Garden with Gated Access
- Low Maintenance Enclosed Rear Garden
- Single Detached Garage to Rear
- Dry Cellar Providing Extra Storage
- Off-Street Parking for One Vehicle
- EPC Grade D

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### Entrance hall

5'5" x 12'7" (1.67 x 3.85)

Traditional entrance hall with a staircase to the first floor.

### Lounge

14'2"x 11'8" (4.34x 3.57)

Spacious, well-lit lounge featuring a brick fireplace, with a bay window to front elevation.

### Sitting Room/Dining Room

13'2"x 11'2" (4.02x 3.42)

Multi-use sitting/dining area featuring a brick fireplace, with a bay window to rear elevation.

### Kitchen

9'7" x 5'4" (2.94 x 1.65)

This kitchen comprises of modern base and wall units with work surfaces over, a single sink drainer with mixer taps, integral gas hob, electric oven and fridge.

### Bedroom 1

12'0" x 12'7" (3.68 x 3.86)

Large master double bedroom with ample storage and window to the front.

### Bedroom 2

9'9" x 13'1" (2.98 x 4.00)

Good sized second double bedroom with storage and a window to the rear.

### Bathroom

10'5" x 7'0" (3.18 x 2.15)

Large family bathroom comprising of a panelled bath, shower cubical, wash hand basin and low flush WC.

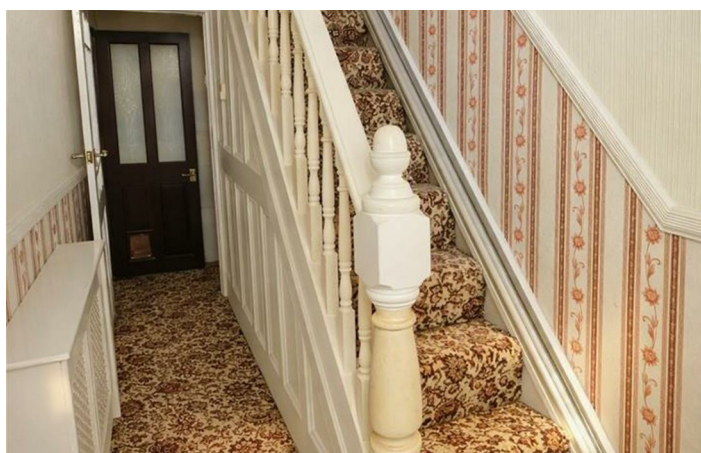
### External

The front has a buffer garden with gated access.

The rear garden is mainly hard standing with steps leading to the cellar.

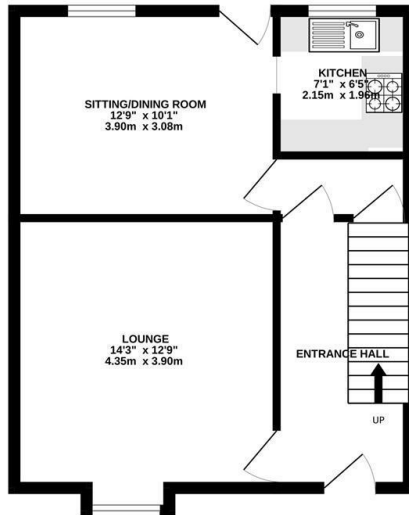
Benefitting from a detached single garage with a personnel door.

There is also off street parking for 1 vehicle

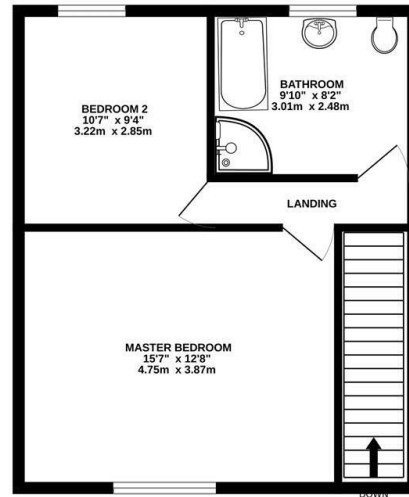


## Floor Plan

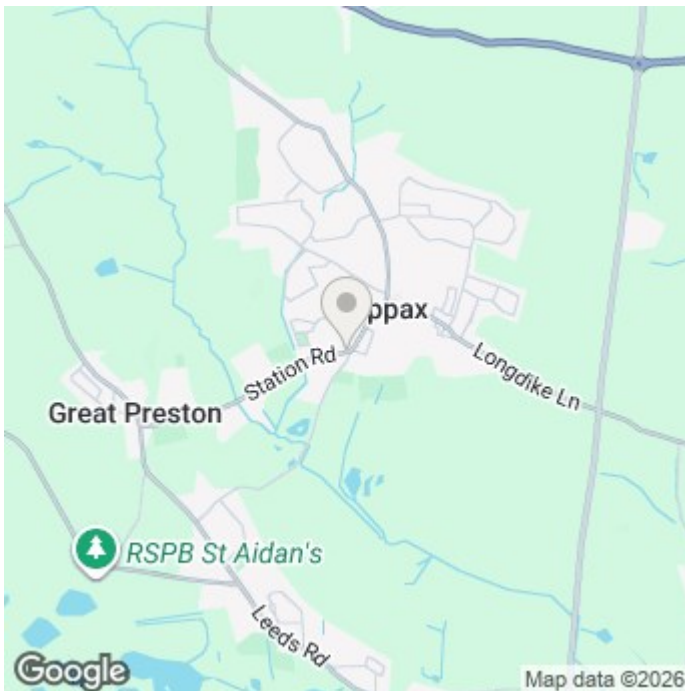
GROUND FLOOR



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 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>77</b> |
| (55-68) <b>D</b>                            | <b>58</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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