CROWN | ESTATE AGENTS

Station Road, Kippax



Asking Price £200,000

2 | 1 | 2 | 58

Situated in a welcoming village community, the area offers a good range of local amenities, including shops, cafes, traditional pubs, restaurants and everyday services. For those who enjoy spending time outdoors, nearby parks, open spaces and pleasant walking routes provide plenty of opportunities to relax and explore the surrounding area. The location is also well suited to commuters, with convenient road links to Leeds and the wider West Yorkshire area. Nearby Garforth and Allerton Bywater are easily accessible, offering further amenities and transport connections. Combining a friendly village atmosphere with everyday convenience and accessibility, this is an appealing location for a variety of 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

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 an 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.

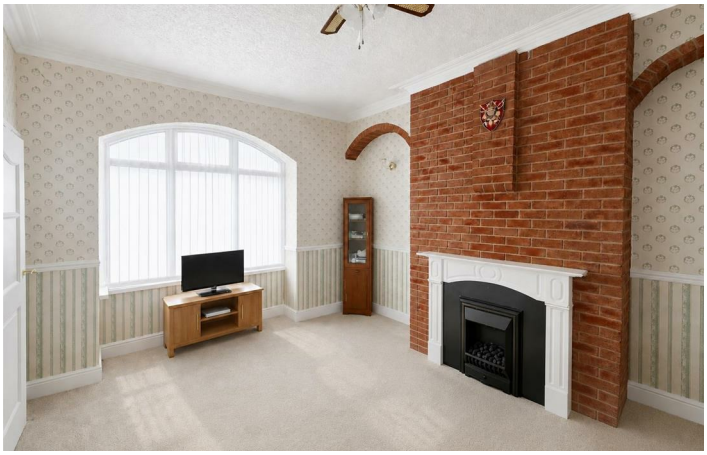
External

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



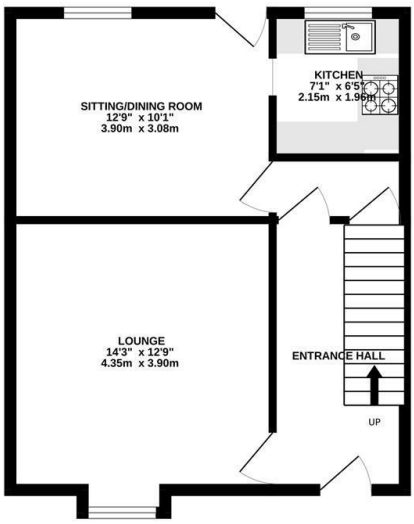




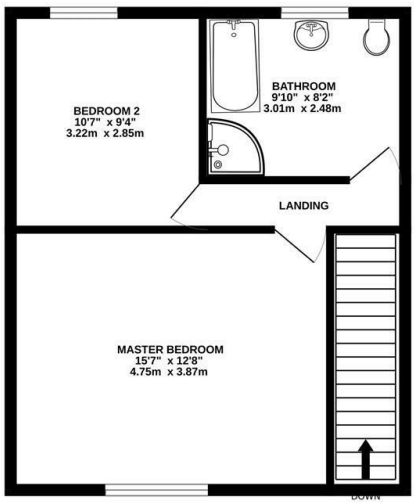



Floor Plan

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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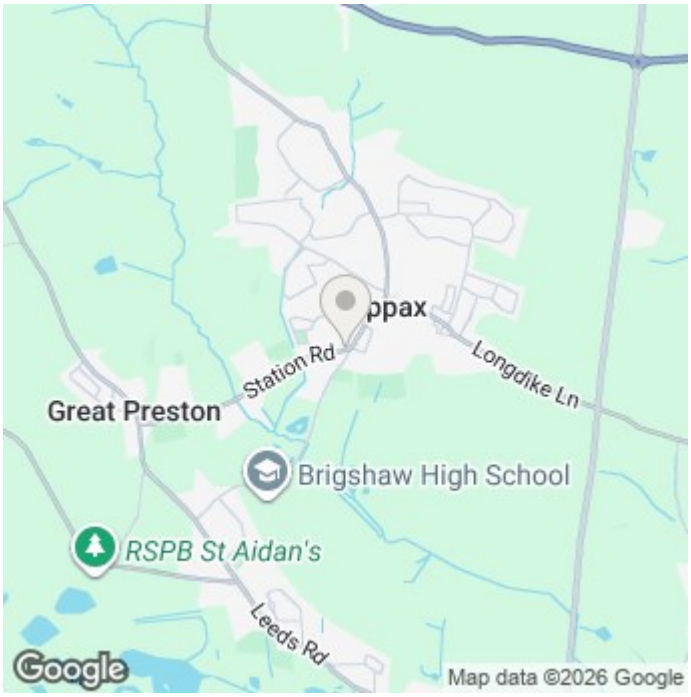

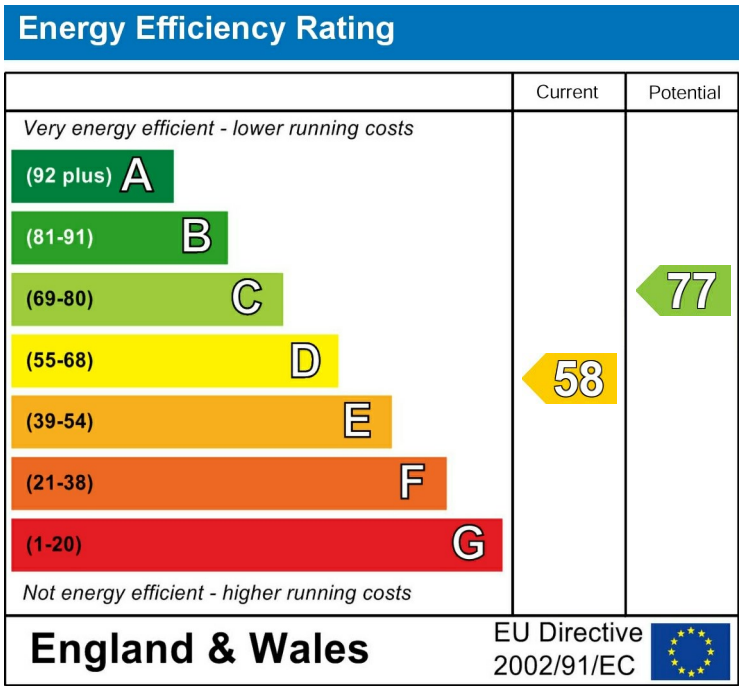

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