



Keble Garth | Kippax | LS25 7EZ

£295,000

Three Bedroom Detached House | Council Tax Band C | EPC Rating C

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* THREE BEDROOM DETACHED FAMILY HOME * OPEN PLAN LOUNGE WITH DINING AREA * CONSERVATORY * SHOWER ROOM * GARAGE & DRIVEWAY PARKING *

Nestled in the charming cul de sac of Keble Garth, Kippax, this three-bedroom detached home offers a blank canvas to the right buyer, and potential to create further accommodation if desired, subject to planning permission and building regulation. (*Please note, current vendors successfully have had plans for a rear extension passed).

Upon entering, you are welcomed in a porch and hallway . The open plan lounge seamlessly flows into a dining area, creating an inviting space ideal for both relaxation and entertaining. The property boasts a conservatory, which provides a lovely spot to enjoy the garden views to the rear throughout the seasons. The kitchen completes the accommodation to the ground floor, with a built-in hob and oven.

The home features two double bedrooms plus a single bed room - which has a built-in single bed, ideal space for family or guests. The refitted shower room adds a touch of contemporary elegance, making daily routines a pleasure.

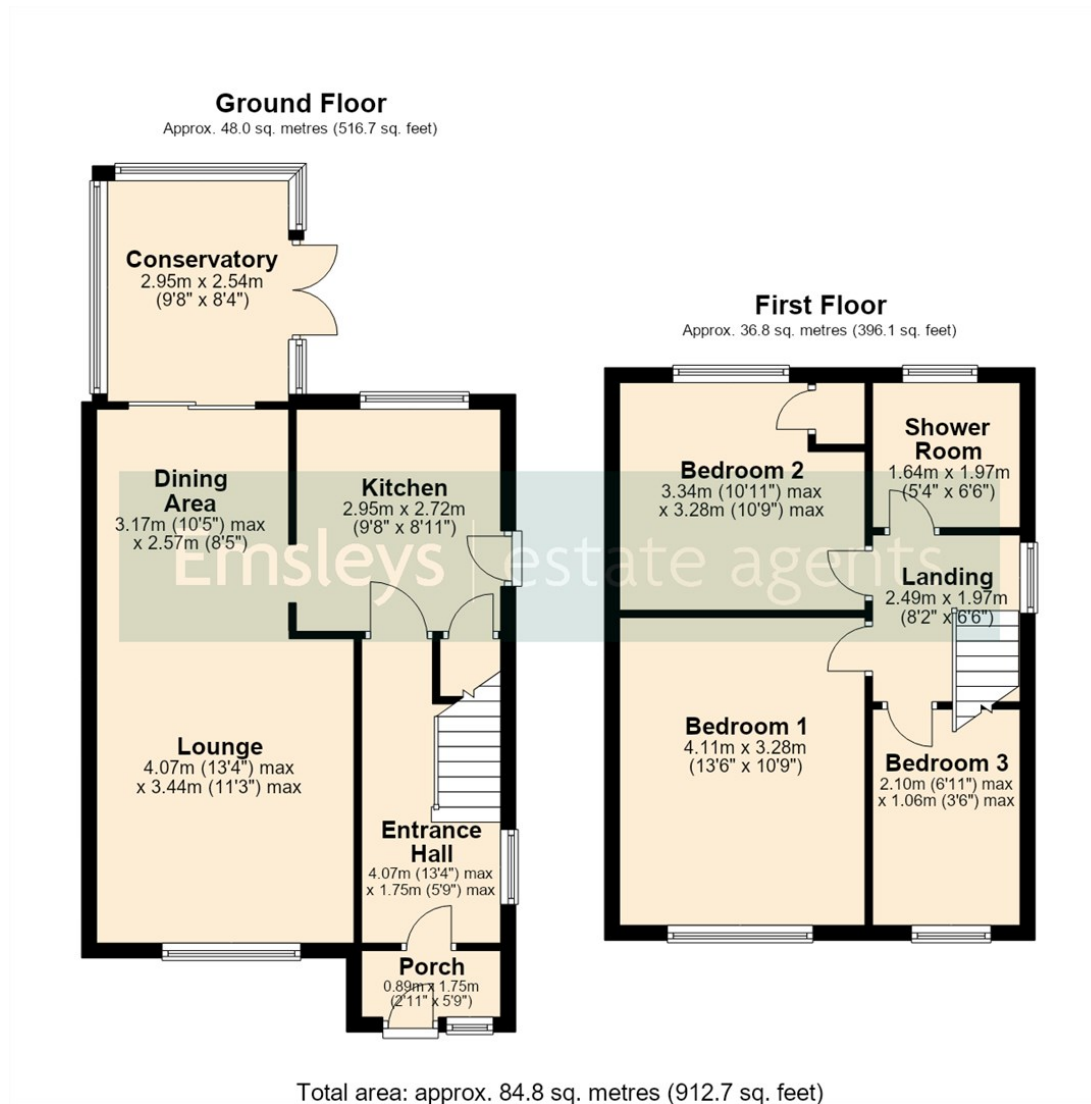
Outside, the property is equally impressive, with a rear garden that includes a patio area perfect for al fresco dining and a raised lawn, providing a lovely green space for children to play or for gardening enthusiasts to cultivate their plants. The garden is not overlooked to the rear, and if you're a keen dog walker, there is rear gated access which leads to a public bridle path with open fields beyond!

Parking is a breeze with space for up to three vehicles, complemented by a garage for additional storage or vehicle protection. The house is double-glazed and benefits from central heating, ensuring warmth and comfort throughout the year.

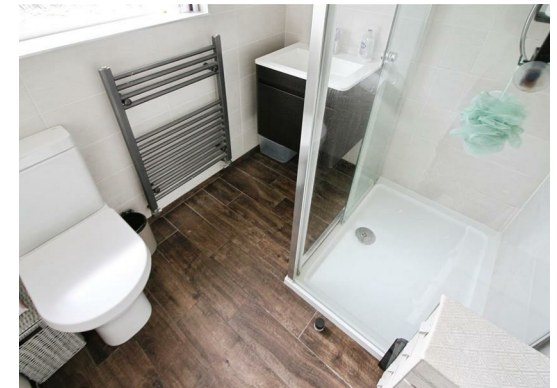
This property is an excellent opportunity for those seeking a family home in a friendly neighbourhood, with convenient access to local amenities and transport links. Do not miss the chance to make this charming house your new home!







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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