



Nursery Close | Kippax | LS25 7AD

£265,000

Three Bedroom Mid Townhouse | Council Tax Band C | EPC Rating TBC

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*** THREE BEDROOM MID TOWN HOUSE * THREE STOREY ACCOMMODATION * CONSERVATORY & OPEN PLAN DINING KITCHEN * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * STORAGE GARAGE & DRIVEWAY PARKING ***

Nestled in the charming cul-de-sac of Nursery Close, Kippax, this delightful mid-town house offers a perfect blend of comfort and modern living. With three spacious double bedrooms - all with fitted wardrobes, including a master suite complete with an en-suite shower room. This property is ideal for families or those seeking extra space. The property benefits from both double-glazing and central heating, with a new boiler fitted in January 2026. In addition, the property has recently been freshly decorated and re-carpeted throughout.

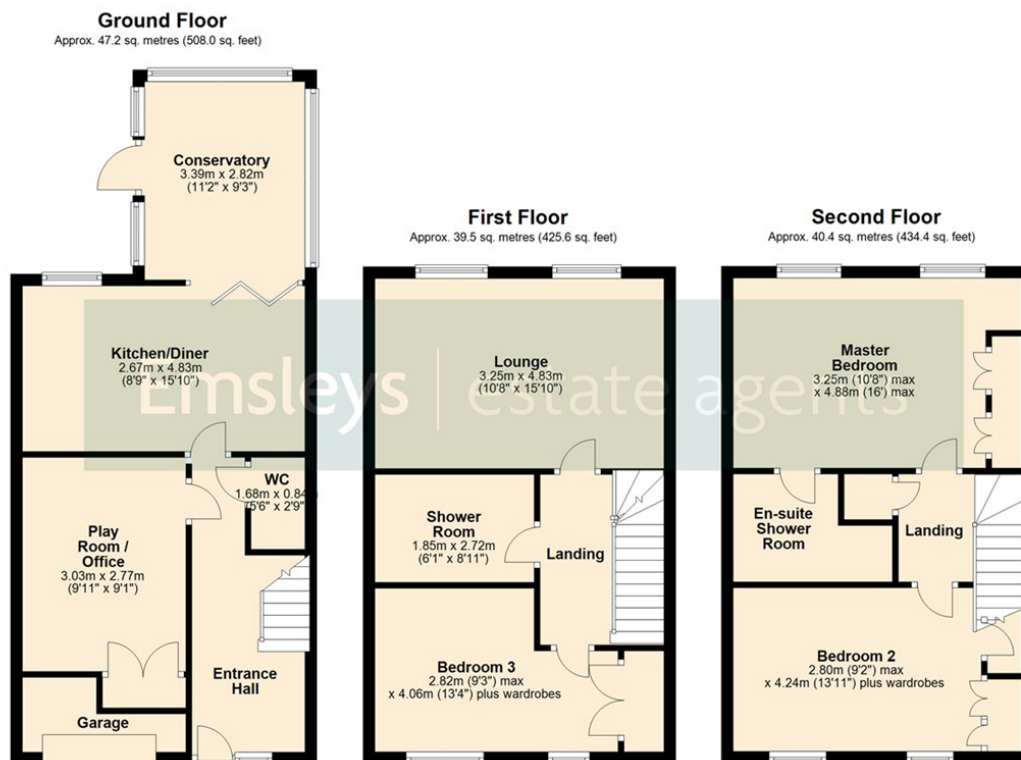
The accommodation is thoughtfully arranged over three storeys, providing ample room for relaxation and entertainment. The ground floor features a fitted dining kitchen with built-in appliances, and seamlessly connects to a conservatory, creating a bright and inviting space for dining and social gatherings. The garage has been partially converted, to offer a storage garage and a reception room which offer versatility, allowing you to create a study, or playroom to suit your lifestyle. In addition to the generous living spaces, the property boasts a well appointed showerroom, along with a ground floor W.C, ensuring convenience for all residents.

Parking is a breeze with driveway off road parking to the front, making this home not only practical but also accessible. The storage garage offers excellent space, ensuring that you have ample room for all your belongings.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. With its excellent layout and convenient location, this mid-town house is sure to impress. Don't miss the chance to make it your own!







Total area: approx. 127.1 sq. metres (1368.0 sq. feet)

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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