



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



This extended, terraced property offers two bedrooms, one bathroom, and two reception rooms, providing a comfortable living space. Located on Station Road in Kippax, Leeds, the house features a practical layout suitable for various needs. The property includes a garden area, ideal for outdoor activities, and is situated in a convenient location with access to local amenities.

Located in the charming area of Kippax, Leeds, this extended, terraced house on Station Road offers a practical living arrangement with two bedrooms, one bathroom, and two reception rooms. The property is designed to accommodate a variety of lifestyles, with a layout that includes a spacious living room and a separate dining area, providing ample space for relaxation and entertainment. The kitchen is well-appointed, offering sufficient storage and workspace for everyday cooking needs.

The outdoor space includes a garden, which is perfect for enjoying the outdoors and can be tailored to suit personal preferences. The property's location offers access to on-street parking options.

Kippax is a well-connected area within Leeds, providing access to a range of local amenities. Residents can enjoy the convenience of nearby shops, schools, and recreational facilities, contributing to a comfortable and practical living environment. The area is also well-served by public transport, making commuting to other parts of Leeds and beyond straightforward.

**Living Room** *4.26m x 4.27m (14' x 14' )*

Generously proportioned living room with feature fireplace and wood burning stove. Double glazed window and centrally heated radiator

**Dining Room** *4.26m x 3.88m (14' x 12' 9")*

Featuring hard wood flooring and stairs to cellar, suitable for storage if required. Centrally heated radiator

**Kitchen** *4.08m x 2.81m (13' 5" x 9' 3")*

Kitchen extension with a range of wall and base units and integrated sink with mixer tap, plumbing for washing machine and space for fridge freezer and cooker with extractor fan over. Double glazed window and door to rear garden.

**Bedroom 1** *4.26m x 3.67m (14' x 12' )*

Generously proportioned bedroom with over-stairs storage cupboard, two double glazed windows and centrally heated radiator.

**Bedroom 2** *3.88m x 1.99m (12' 9" x 6' 6")*

Double bedroom with double glazed window and centrally heated radiator.

**Bathroom** *2.96m x 2.13m (9' 9" x 7' )*

Fully tiled bathroom with white three piece suite comprising of bath, WC and hand basin with shower unit over bath. Double glazed window with privacy glass.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Station Road, Kippax

