



Holland Road | Kippax | LS25 7PP

£320,000

Ext. Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating D

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\* EXTENDED THREE BEDROOM DETACHED BUNGALOW \* LOUNGE WITH OPEN PLAN DINING AREA \* BEAUTIFUL MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES \* MODERN SHOWER ROOM \* WIDE DRIVEWAY \* AMPLE OFF ROAD PARKING & LARGER THAN AVERAGE GARAGE \*

Immaculately presented three-bedroom extended detached bungalow, located within the popular village of Kippax, on the eastern side of Leeds. Benefiting from a rear extension, modern fixture and fittings, stunning Oak style internal doors throughout, wide driveway with ample off road parking plus double-glazing and central heating.

The lounge features a fireplace, creating a comfortable focal point, and is open plan into the dining area, which offers garden views and direct access to the rear garden, providing an attractive area for everyday living and dining. The modern fitted kitchen enjoys natural light from two windows and includes a range of built-in appliances.

There are three bedrooms: a double master bedroom with a range of built-in wardrobes, a further double bedroom and a single bedroom - all with built-in wardrobes and a built-in office desk to bedroom three, making it suitable for home working or study. The stunning shower room offers a modern suite with a walk-in shower for added convenience.

Externally, the property benefits from a long wide driveway to the side, offering off road parking which leads to a larger than average garage. There are well tended gardens to the front and rear, the rear being fully enclosed with lawn and patio area.

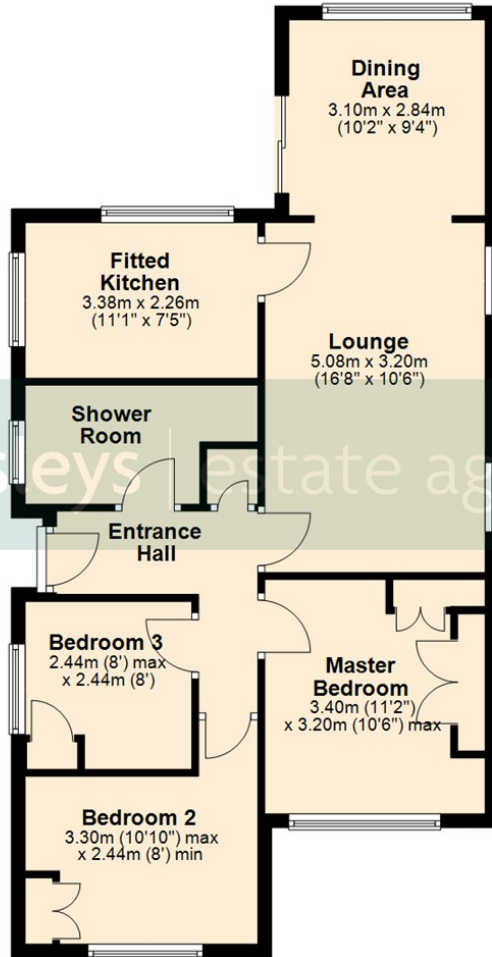
The nearest rail services are available from Garforth station, approximately 10 minutes' drive away, with regular trains to Leeds in around 15 minutes and to York in around 20-25 minutes. Road links are convenient, with access to the A63 and A1(M) providing routes towards Leeds, York and beyond. Nearby green spaces and local parks add to the appeal of this well-situated bungalow.





### Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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