



The Drive | Kippax | LS25 7NA

£190,000

Three Bedroom Semi-Detached | Council Tax Band A | EPC Rating D

Emsleys | estate agents

* THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! * NEW BOILER IN 2022 * NEWLY CARPETED AND DECORATED * OFF ROAD PARKING *

This three-bedroom semi-detached house is offered for sale in Kippax, with the benefit of NO ONWARD CHAIN! The property features freshly laid carpets and has been recently redecorated throughout, plus the vendors have had a new boiler fitted in 2022. This property is ready for a buyer to simply move in!

The ground floor is defined by an open-plan layout, including a generous and flexible lounge area with garden views and direct access to the rear garden. The space is well-suited for relaxation or entertaining. The fitted kitchen features modern style units, and a handy dining space, and is ideal for family meals or gatherings.

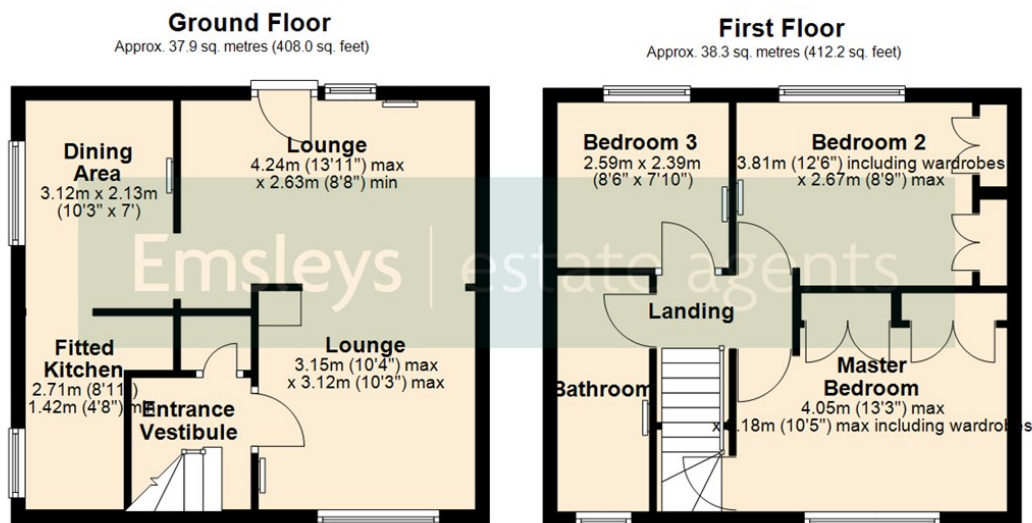
To the first floor, the master bedroom and second double bedroom both provide built-in wardrobes, while the third bedroom is a comfortable single room. The bathroom includes a white suite, and offers a corner bath. The property has gardens to the front and rear, the rear being a generous size and off road parking to the side.

Situated on The Drive, the property is close to local amenities in Kippax village, including shops, supermarket, café, and schools such as Kippax Greenfield Primary. While nearby Kippax Common and Brighshaw Lane Park provide open spaces for walking and recreation.

For commuters, Garforth railway station is approximately 2 miles away, offering direct services to Leeds in under 15 minutes and York in around 25 minutes. Local bus routes run along the High Street, connecting to surrounding areas and central Leeds. Road links via the A63 provide access to the M1 and wider motorway network. *Please note that this property is non standard construction, therefore check with the mortgage provider before you submit an application.*







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

Emsleys | estate agents