

Rutland Close | Kippax | LS25 7JH £225,000

Ext. Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating D

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* THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE * NO CHAIN! * SPACIOUS LOUNGE WITH MULTI FUEL STOVE * DINING KITCHEN WITH BUILT IN HOB & OVEN * GARAGE & DRIVEWAY PARKING *

Nestled in delightful cul-de-sac of Rutland Close, Kippax, this extended three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. With NO ONWARD CHAIN!, this property requires modernisation, and offers a blank canvas to make the home you desire and make it your own.

Upon entering, there is a handy porch and entrance vestibule, then you are welcomed into a spacious lounge that boasts a charming multi-fuel cast iron burner, perfect for cosy evenings in. The large lounge provides ample space for relaxation and entertaining guests, with ample room for a dining table. From the lounge, you enter a delightful breakfast kitchen, featuring a striking circular picture window that allows natural light to flood the room, creating a warm and inviting atmosphere, together with a built-in hob and oven and fixed breakfast bar area.

The property comprises three well-proportioned bedrooms, offering comfortable living spaces for family members or guests - master with fitted wardrobes. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily routines, with a shower over the bath.

Outside, the property benefits from mature gardens that provide a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, there is parking available for two vehicles, along with a garage, ensuring that you will never be short of space for your vehicles or storage needs.

This excellent family house is ideally situated in a popular location, making it a perfect retreat while still being close to local amenities, schools and transport links. With its appealing features and generous living space, this property is a must-see for anyone looking to settle in the charming area of Kippax.





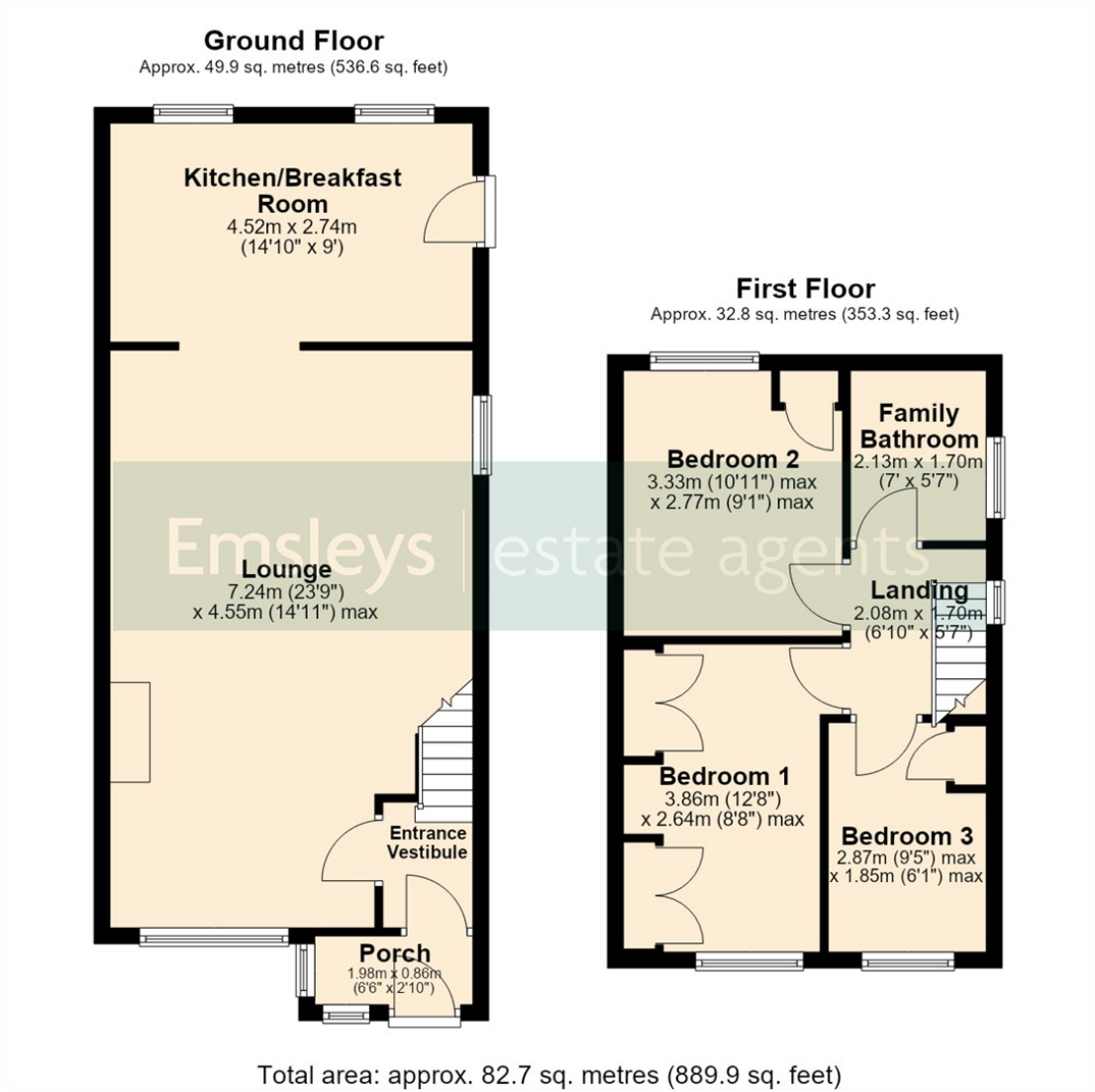












Total area: approx. 82.7 sq. metres (889.9 sq. feet)







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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