



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



This well-presented three-bedroom town house in Kippax offers a modern kitchen, conservatory, and a garden. The property includes two bathrooms, one reception room, off-street parking, and a garage. Located in a convenient area of Leeds, it provides ample living space and practical amenities.

Located in the desirable area of Kippax, Leeds, this three-bedroom, two-bathroom town house offers a well-balanced blend of modern living and practical features. The property is situated on Apple Tree Lane, providing easy access to local amenities and transport links.

The ground floor welcomes you with a spacious hallway leading to a cloakroom/WC.

The first floor leads to a kitchen which is equipped with contemporary appliances and ample storage, making it a functional space for cooking and dining. Adjacent to the kitchen is a bright conservatory, offering additional living space and a view of the garden. This area is perfect for enjoying natural light throughout the year. There is also a well-sized reception room, providing a comfortable area for relaxation and entertainment. The room features large windows, allowing plenty of natural light to fill the space.

The three bedrooms are located on the upper floor, each offering ample space and natural light. The master bedroom is particularly spacious, providing a comfortable retreat. The additional bedrooms are versatile and can be adapted to suit various needs, such as a home office or guest room.

Externally, the property benefits from a well-maintained garden, perfect for outdoor activities and relaxation. Off-street parking is available, along with a garage, providing secure storage and convenience.

Situated in Kippax, the property is well-connected to the wider Leeds area. Local amenities, including shops, schools, and parks, are easily accessible, making it a practical location for families and professionals alike.

Kitchen *15' 90" x 9' 22" (6.86m x 3.30m)*

Recently fitted kitchen never used! With a range of wall and base units and integrated appliances including a central cooking island with breakfast bar. Double oven, hob with extractor over, fridge freezer and sink with mixer tap. Double glazed window and door to conservatory.

Living Room *9' 78" x 15' 78" (4.72m x 6.55m)*

Generously proportioned living room with Juliet balcony, electric fire, double glazed doors and centrally heated radiator.

Conservatory *9' 99" x 9' 83" (5.26m x 4.85m)*

Useful, garden level conservatory with space for dining table or sofas as required.

Bedroom 1 *16' 01" x 9' 47" (4.90m x 3.94m)*

Double bedroom with two double glazed windows and centrally heated radiator

Bedroom 2 *9' 33" x 8' 29" (3.58m x 3.17m)*

Double bedroom with double glazed window and centrally heated radiator.

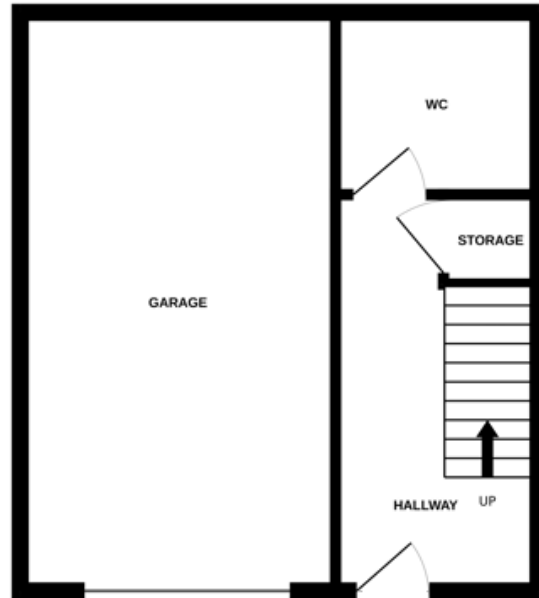
Bedroom 3 *6' 55" x 8' 28" (3.23m x 3.15m)*

Single bedroom with double glazed window and centrally heated radiator.

Bathroom *5' 89" x 5' 55" (3.78m x 2.92m)*

House bathroom with modern white three piece suite comprising of bath with shower screen and shower over, hand basin with storage under and WC. Double glazed window with privacy glass.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given.
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