



Station Road | Kippax | LS25 7LE

£310,000

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

Emsleys | estate agents

* THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY * OPEN PLAN DINING KITCHEN * SNUG & UTILITY ROOM WITH W.C * LOUNGE WITH WOOD BURNING STOVE * LARGER THAN AVERAGE GARAGE & AMPLE OFF ROAD PARKING & ELECTRIC GATES*

Extended three-bedroom semi-detached house located in Kippax, a well-served village on the eastern side of Leeds, offering convenient access to local amenities, schools and transport links. The property also benefits from double-glazing - with new windows being re-fitted 2022, and gas central heating. The current vendor has informed us that they have replaced the roof also, during the period of time they have lived there.

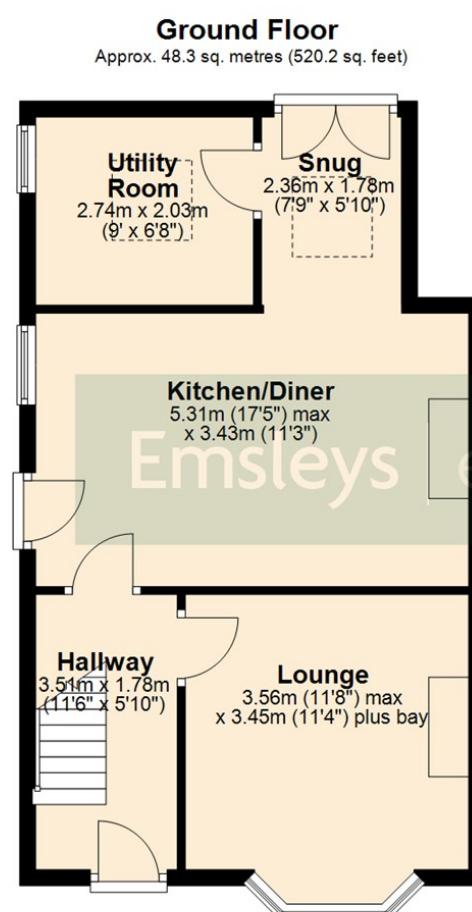
The ground floor features an open-plan kitchen with defined dining space and a useful utility area with W.C and handy snug, creating a practical layout for day-to-day living. There is a cosy reception room to the front, benefiting from a bay window, and wood burning stove.

Upstairs, the accommodation comprises a master double bedroom with built-in wardrobes, a further double bedroom and a single bedroom. The shower room serves all three bedrooms. To the rear, the property includes a lawned garden with a water feature and a covered seating area, providing an excellent outdoor space. There is a larger than average garage, currently used as a professional gym and storage. Generous driveway with parking for a number of vehicles to the side with electric gated access for security. This property offers excellent all round accommodation!

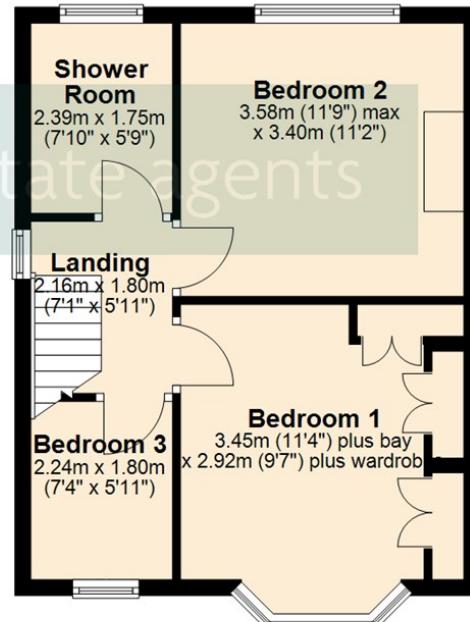
Public transport links are available via local bus services towards Leeds and surrounding towns. Garforth and East Garforth railway stations are a short drive away, with regular services to Leeds, York and Manchester; journeys to Leeds typically take around 15 minutes from Garforth. Road links to the A63 and A1(M) connect the property with wider regional route







First Floor
Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 86.6 sq. metres (931.8 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.

