



Orchid Close, Kippax Leeds LS25 7FN

welcome to

Orchid Close, Kippax Leeds

An IMMACULATELY PRESENTED THREE-bedroom SEMI DETACHED home in a SOUGHT AFTER VILLAGE location, featuring a DRIVEWAY, bright lounge, and MODERN KITCHEN/DINER with FRENCH DOORS to the REAR GARDEN. Includes EN SUITE, family bathroom, GROUND FLOOR WC, and is CHAIN FREE!



Front Garden

Entrance Hall

Lounge

11' 10" x 14' 4" (3.61m x 4.37m)

Kitchen/ Diner

8' 8" x 15' 2" (2.64m x 4.62m)

W.C

First Floor Landing

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

En Suite

Bedroom Two

7' 7" x 8' 10" (2.31m x 2.69m)

Bedroom Three

6' 1" x 7' 7" (1.85m x 2.31m)

Bathroom

Rear Garden



view this property online williamhbrown.co.uk/Property/CAF114429



welcome to

Orchid Close, Kippax Leeds

- THREE Bedroom, SEMI DETACHED Home
- DRIVEWAY for OFF STREET PARKING
- EN SUITE Master Bedroom
- Ground Floor W.C
- Enclosed REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£250,000



Total floor area 70.8 m² (762 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. This option is subject to any conditions and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybase.co.uk



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114429



Property Ref:
CAF114429 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk