



New Street, Kippax Leeds LS25 7BE

welcome to

New Street, Kippax Leeds

This three-bedroom period mid-terrace home provides generous accommodation across three floors. Featuring a bay-fronted lounge, open-plan living and dining space, two double bedrooms, a versatile top-floor bedroom and low-maintenance garden, call to view!



Offering an excellent opportunity for both investors and owner-occupiers, this spacious three-bedroom period mid-terrace property combines character features with fantastic potential for improvement.

The accommodation begins with an entrance hall leading into a generous bay-fronted lounge, which flows seamlessly into the dining room to create an attractive open-plan living and entertaining space. A separate kitchen completes the ground floor accommodation.

To the first floor are two good-sized double bedrooms and the family bathroom, while the second floor hosts a further well-proportioned bedroom, ideal as a principal bedroom, guest room or home office.

Externally, the property benefits from a gravelled frontage and an enclosed, low-maintenance rear garden with a concrete seating area, providing useful outdoor space for relaxation and entertaining.

While the property would benefit from some cosmetic updating, it offers an excellent canvas for buyers looking to create a home tailored to their own tastes. Further benefits include double glazing and central heating throughout. With the property being currently tenanted and earning £600pcm this boasts as a fantastic opportunity for both first time buyers and investors alike!!

Entrance Hall

Lounge

11' 5" x 14' 2" (3.48m x 4.32m)

Dining Room

13' 6" x 11' 4" (4.11m x 3.45m)

Kitchen

4' 6" x 10' 1" (1.37m x 3.07m)

Bedroom One

11' 2" x 11' 9" (3.40m x 3.58m)

Bedroom Two

9' 9" x 13' 5" (2.97m x 4.09m)

Bathroom

Loft Bedroom

16' 8" x 14' 2" (5.08m x 4.32m)

Rear Garden

Agents Note



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welcome to New Street

- Three Bedroom Mid Terraced Property
- Enclosed Rear Garden
- Popular Kippax Location
- Two Reception Rooms
- Call Now to View!

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price
£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114817 - 0006

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