



Green Lane | Kippax | LS25 7ED

£295,000

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

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED PROPERTY * LARGE REAR GARDEN * DINING KITCHEN * DRIVEWAY & GARAGE ***

This three-bedroom semi-detached house is offered for sale located on the edge of a residential estate in Kippax, a much sought after location. Situated on a generous plot with a large rear garden, single garage and driveway plus off-road parking to the front. The property benefits from double-glazing, central heating, wood flooring to the ground floor and oak style internal doors.

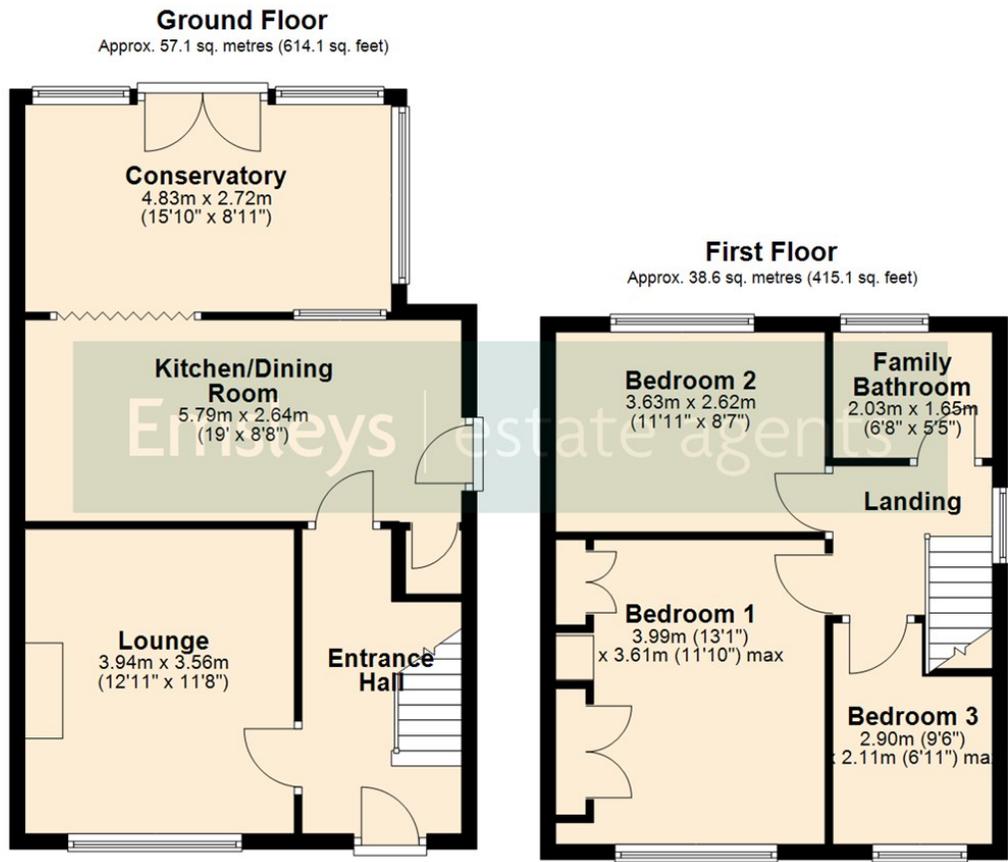
Upon entry there is a sizable hallway, and leads to the lounge features a fireplace, creating a defined focal point. The useful conservatory enjoys garden views, direct access to the garden and a glass roof, providing a bright space that connects indoors and outdoors. The open-plan fitted kitchen includes wood countertops, dining space and bi-folding doors opening into the conservatory -making it well suited to everyday family living and entertaining. There are three bedrooms: a master double with wardrobes, a further double bedroom and a single bedroom. In addition, there is a family bathroom with a shower over the bath. Externally, the large rear garden offers ample outdoor space, with the generous plot enhancing the sense of privacy and versatility for planting, play or seating areas.

Kippax benefits from local services along the high street, with further facilities available in nearby Garforth and Leeds. There are several primary and secondary schools in the wider area, appealing to households requiring access to education. Green spaces and walks around Kippax and the surrounding countryside provide outdoor leisure opportunities.

Public transport links include nearby train services from Garforth station, offering routes to Leeds in around 15 minutes and to York in approximately 20–25 minutes, while road connections provide convenient access to the wider West Yorkshire region.







Total area: approx. 95.6 sq. metres (1029.2 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.

