

property details **approval form**

Apartment 3 Kippax House, 2 Ash Court, Kippax, LEEDS, West Yorkshire, England, LS25 7AA

Date: 08 October 2026

Property Ref and Version: CAF114636 - 0002



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ

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>> **price**

guide price £170,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2014.

>> **key features**

- > Ground floor apartment
- > Two good-sized bedrooms
- > Modern dining kitchen
- > Allocated parking
- > Communal gardens and seating area
- > EPC Rating: C

>> **short description**

Beautifully presented two-bedroom ground floor apartment within the sought-after Kippax House development, featuring a modern dining kitchen, spacious lounge, allocated parking and communal gardens.

>> **long description**

Situated within the attractive and characterful development of Kippax House, Ash Court, this beautifully presented two-bedroom ground floor apartment offers a wonderful blend of period charm and modern living. Occupying a sought-after position in the heart of Kippax, the property is ideal for first-time buyers, downsizers, professionals or investors alike.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious lounge with high ceilings and large windows that flood the room with natural light. The contemporary fitted dining kitchen is well-appointed with a range of modern units, integrated cooking appliances and ample space for dining.

There are two well-proportioned bedrooms, with the principal bedroom offering generous accommodation and the second bedroom providing flexibility as a guest room, nursery or home office. Completing the accommodation is a stylish and spacious shower room fitted with modern sanitary ware and an impressive walk-in shower.

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Externally, residents benefit from well-maintained communal grounds, a pleasant shared seating area and allocated parking within the development. Kippax House enjoys a convenient location close to local shops, schools, amenities and transport links, with easy access to Leeds, Castleford and the motorway network.

A fantastic opportunity to acquire a ready-to-move-into apartment within a distinctive stone-built development. Early viewing is highly recommended.

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>> room description

Entrance Hall

Lounge

12' 10" x 10' 8" (3.91m x 3.25m)

Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Bedroom One

11' 7" x 9' (3.53m x 2.74m)

Bedroom Two

11' 2" x 6' 4" (3.40m x 1.93m)

Shower Room

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>> **property images**



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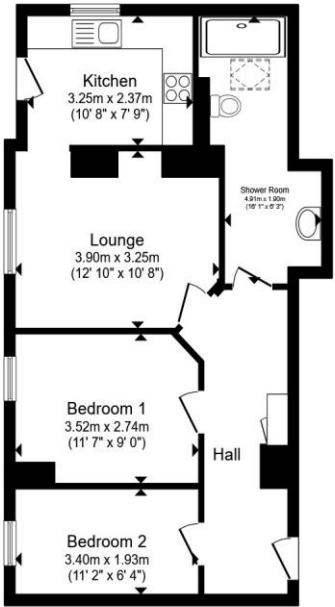
>> **property images**



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>> floor plan



Ground Floor

Total floor area 57.1 m² (615 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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 inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Connor Morgan		
Mr J. Green		