



Leeds Road, Kippax Leeds LS25 7HQ

welcome to

Leeds Road, Kippax Leeds

READY TO FLY THE NEST or looking to DOWN SIZE? Then we have the PERFECT HOME FOR YOU! With TWO DOUBLE BEDROOMS, a FANTASTIC modern bathroom, useable BASEMENT ROOM, GARDENS, a driveway, GARAGE, and an ADDITIONAL OUTBUILDING, this incredible property is a MUST SEE!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

Living Room

Featuring a double glazed window to the front aspect, a fire place with a log burner, and a gas central heating radiator.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a Belfast sink with mixer tap, a cooker point, plumbing for a washing machine, space for a free standing fridge freezer, dishwasher, double glazed window, and a door leading out to the rear.

Bedroom One

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, and a gas central heating radiator.

House Bathroom

Fitted with a modern bathroom suite which includes a bath with a shower over, double wash hand basins, and a w.c. Also includes part tiled walls, a heated towel rail, and a double glazed window.

Basement

With tiling to the floor, radiator, and a window to the front.

Out Building

A versatile space with multiple uses and having flooring, power, lighting, wall mounted heater, and French doors to the garden.

Exterior

Externally the property a driveway to the front for off street parking which also gives access to the detached garage, and gated access to the rear garden. The front garden itself has steps up from the public pathway, and is mainly laid to gravel.

To the rear is a delightful garden space with an artificial lawn, patio seating area, and French doors to the annex



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welcome to

Leeds Road, Kippax Leeds

- End Terrace Home
- Two Double Bedrooms
- Beautifully Presented Throughout
- Basement Room
- Enclosed Rear Garden With Out Building

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112268 - 0003

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