

PROPERTY SUMMARY

We are pleased to offer this larger than average, impressive THREE BEDROOM semi detached house, situated in the popular village location of Kippax, being within 10 minutes drive of the M1 motorway network and 30 minutes to Leeds City Centre. The property is well decorated throughout and the accommodation comprising of entrance, lounge, under stairs storage/boiler cupboard, extended large dining kitchen with American style fridge/freezer, dishwasher (left as a gesture), washer (left as a gesture) and double gas cooker, ground floor bathroom with new mixer shower and separate WC, stairs and landing, master bedroom (optional furniture of king size bed frame, desk/dresser unit, two sets of drawers and double wardrobe unit - all matching and in the photos), en suite shower room/WC, further double bedroom to the rear plus good single bedroom, plus house bathroom. Externally garden areas to front and rear with long driveway and detached garage.



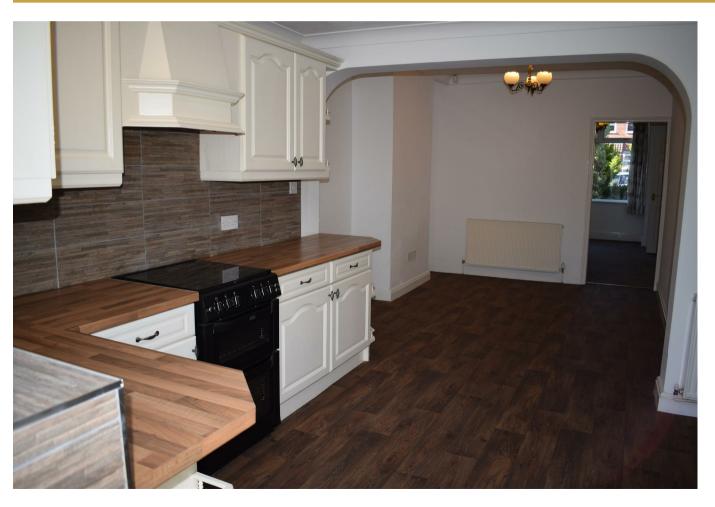


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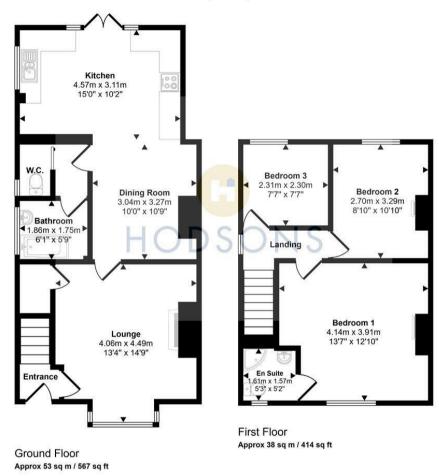








Approx Gross Internal Area 91 sq m / 981 sq ft



and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate may not look like the real items. Made with Made Snappy 360.



OFFICE ADDRESS 37-39 George Street Wakefield West Yorkshire WF1 1LX

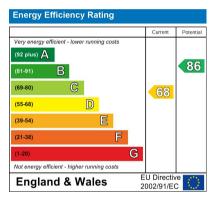
LOCAL AUTHORITY Leeds City Council

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE DETAILS 01924 200544 wakefield@hodsonsproperty.co.uk www.hodsonsproperty.co.uk