



Grange Lane | Kippax | LS25 7PE

£395,000

Ext Three Bedroom Det. Bungalow | Council Tax Band D | EPC Rating D

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* THREE BEDROOM EXTENDED DETACHED BUNGALOW *
LARGE CORNER PLOT * 0.23 ACRE PLOT * NO CHAIN! MATURE
LARGE GARDENS *

Beautifully presented and extended detached larger than average true bungalow, nestled in a sought-after location within a small cul-de-sac. The property is situated on a large corner plot, 0.23 acre, and benefits from a generous mature garden, adding charm and tranquillity to this already exceptional home. This stunning bungalow is offered with NO ONWARD CHAIN!

The property boasts two reception rooms, each with its own unique features. The lounge is a lovely space adorned with large window and a classic fireplace, allowing plenty of natural light to flow through. The large conservatory offers breathtaking garden views and direct access to the garden, perfect for those who appreciate indoor-outdoor living. The kitchen has been extended and is well-equipped with a built-in oven & hob and ample cupboard space. It also offers enough room for a dining area, making it a perfect place for family meals.

This bungalow comprises three bedrooms; the master bedroom and a second double bedroom, both generous in size, and a slightly smaller but still spacious single third bedroom. The property also benefits from a 4-piece suite bathroom that ensures comfort for all residents. Additional features include a utility cupboard and an extra WC, providing practicality and convenience.

The property also has a detached single garage and ample off-road parking, a rare find and a definite advantage for homeowners with multiple vehicles. There are gardens surrounding the bungalow, all mainly lawned with a variety of mature trees and shrubs - if you love gardening then this is the home for you!

Entrance Hall

Two radiators, coving to ceiling, double-glazed entrance front door, double door to utility cupboard, door to:

Lounge 4.98m x 3.58m (16'4" x 11'9")

Double-glazed feature bow window to front, coal effect gas fire with feature surround, two radiators, coving to ceiling, door to:

Kitchen/Diner 6.76m x 3.58m (22'2" x 11'9")

Fitted with a matching range of base and eye level units with worktop space over, underlighting and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, built-in eye level gas double, built-in five ring gas hob with extractor hood over, double-glazed window to rear, double-glazed window to side, wooden effect laminate flooring, recessed spotlights, double-glazed door to garden.

Conservatory

Half brick construction with double-glazed windows and ceiling fan, radiator, and double door to rear garden.

Bedroom 1 3.02m x 3.53m (9'11" x 11'7")

Double-glazed bow window to front, radiator, coving to ceiling.

Bedroom 2 3.66m x 3.53m (12'0" x 11'7")

Double-glazed bow window to side, radiator, coving to ceiling.

Bedroom 3 3.40m x 2.84m (11'2" x 9'4")

Double-glazed bow window to rear, radiator, coving to ceiling.

Utility Cupboard

Plumbing for automatic washing machine and storage space.

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, full height tiling to all walls, tiled flooring.

Family Bathroom

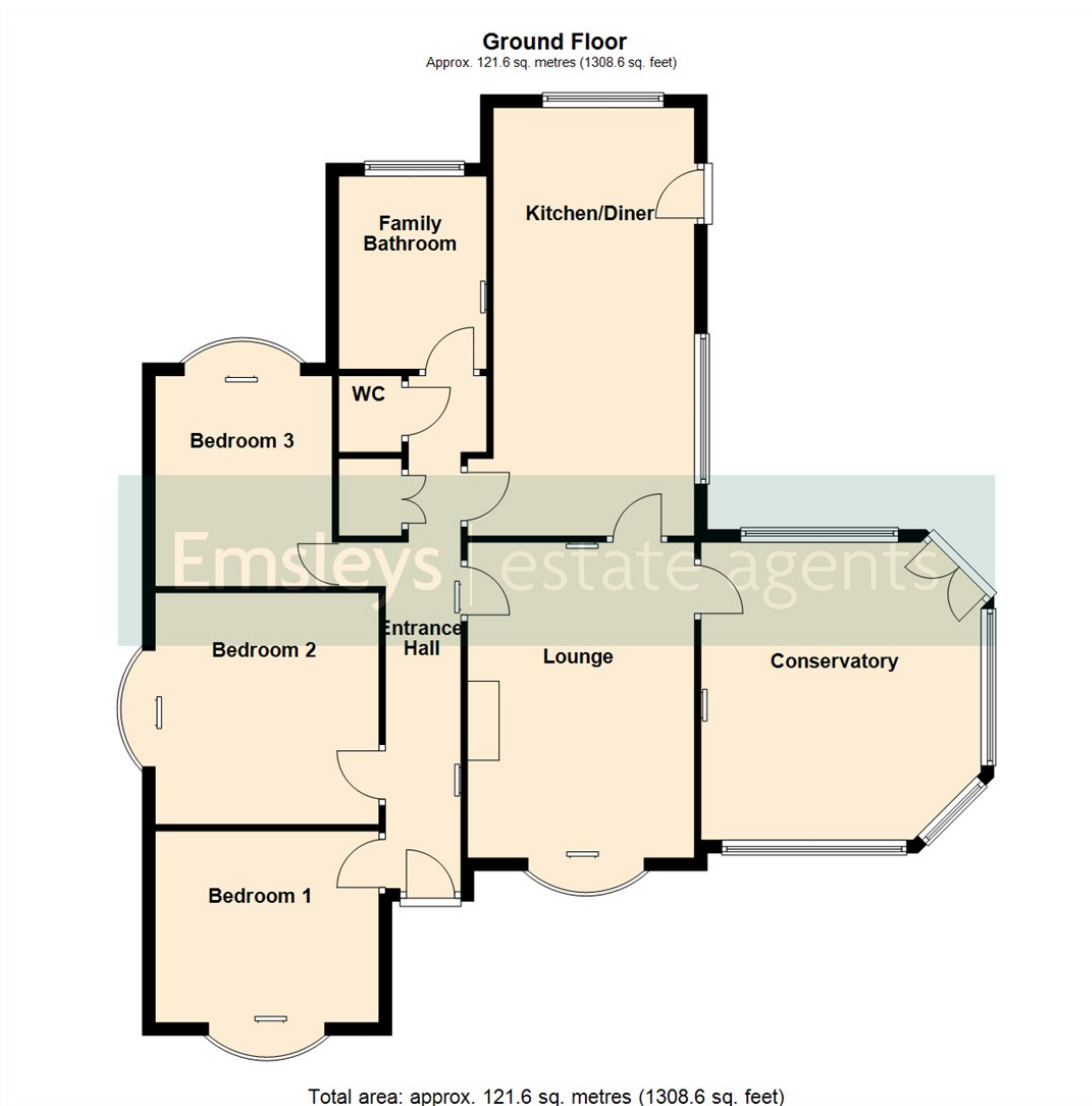
Fitted with four piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, shower enclosure and low-level WC. Tiled splash-back, shaver point, double-glazed window to rear, contemporary style radiator, tiled flooring and recessed spotlights.

Outside

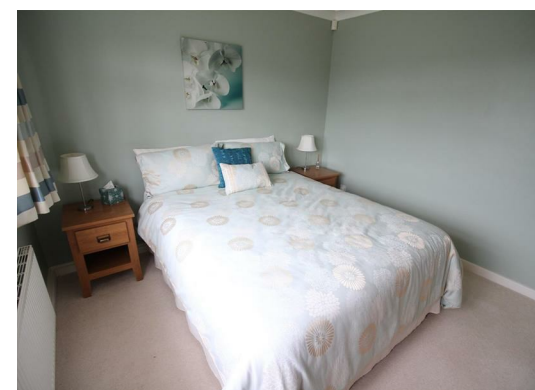
There is a lawned garden to the front with a range of plants and shrubs. Driveway to the side, offering off road parking for a number of vehicles and leads to a detached garage.

The garage has an up and over door and have both power and light connected. To the rear and side, there are well tended mature gardens, which are lawned with a range of plants, shrubs and trees. In addition, there is a paved patio seating area.





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.



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