



Westfield Lane | Kippax | LS25 7JJ

£255,000

Ext. Two Bedroom Semi-Detached Bungalow | Council Tax Band B | EPC Rating B

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* EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW *
BREAKFAST KITCHEN WITH BUILT-IN APPLIANCES * TWO
RECEPTION ROOMS * GARAGE & OFF ROAD PARKING *
OWNED SOLAR PANELS*

Presenting an immaculate semi-detached bungalow, located in a highly sought-after area, this property is offering a superb opportunity for discerning buyers seeking quality and comfort.

The lounge boasts large windows that fill the space with natural light, accompanied by a feature fire surround that creates a warm and inviting atmosphere. The extended sitting room/diner offers delightful garden views with direct access to the outdoors, seamlessly blending indoor and outdoor living. The bungalow comprises two spacious double bedrooms, both designed to provide restful retreats. The luxurious bathroom features a stylish four-piece suite, including a walk-in shower and an elegant free-standing bath. A well-appointed modern kitchen completes the heart of the home, meeting every culinary need with ease - with the added bonus of a range of built-in appliances.

Externally, the property excels with low-maintenance gardens at the front and rear. The good-sized rear garden is ideal for relaxation and entertaining, featuring a small fish pond and covered seating areas. Whether enjoying summer evenings or unwinding in a private setting, the garden is a true highlight. Additional features include a larger-than-average single garage and ample off road parking, ensuring convenience for residents and guests. The presence of solar panels enhances energy efficiency, contributing to lower running costs.

The current vendors have transformed this outstanding bungalow, combining modern living with practical features in a prime residential location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Lounge 4.85m x 3.33m (15'11" x 10'11")

Double-glazed window to front, glass serving hatch to the kitchen, radiator, coving to ceiling, and feature fire surround with built-in storage and has a decorative bio fuel fire.

Kitchen/Breakfast Room 4.55m x 3.33m (14'11" x 10'11")

Range of modern base and eye level units with worktop space over and drawers, sink unit with single drainer and mixer tap, island unit with breakfast area, built-in fridge/freezer, extractor hood, built-in double oven with microwave above and induction hob, double-glazed window to rear, radiator, wooden effect laminate flooring, door to:

Sitting Room / Diner 3.28m max x 5.72m max (10'9" max x 18'9" max)

10'9" max (5'1" min) x 18'9" max

Two double-glazed windows to side, double-glazed window to rear, radiator, double-glazed patio door to garden.

Hallway

Access to loft space with a drop down ladder and leads to a part boarded loft space and houses the gas boiler. Radiator, door to:

Bedroom 1 3.84m x 2.84m (12'7" x 9'4")

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

Bedroom 2 2.51m x 3.45m (8'3" x 11'4")

Double-glazed window to the rear, radiator.

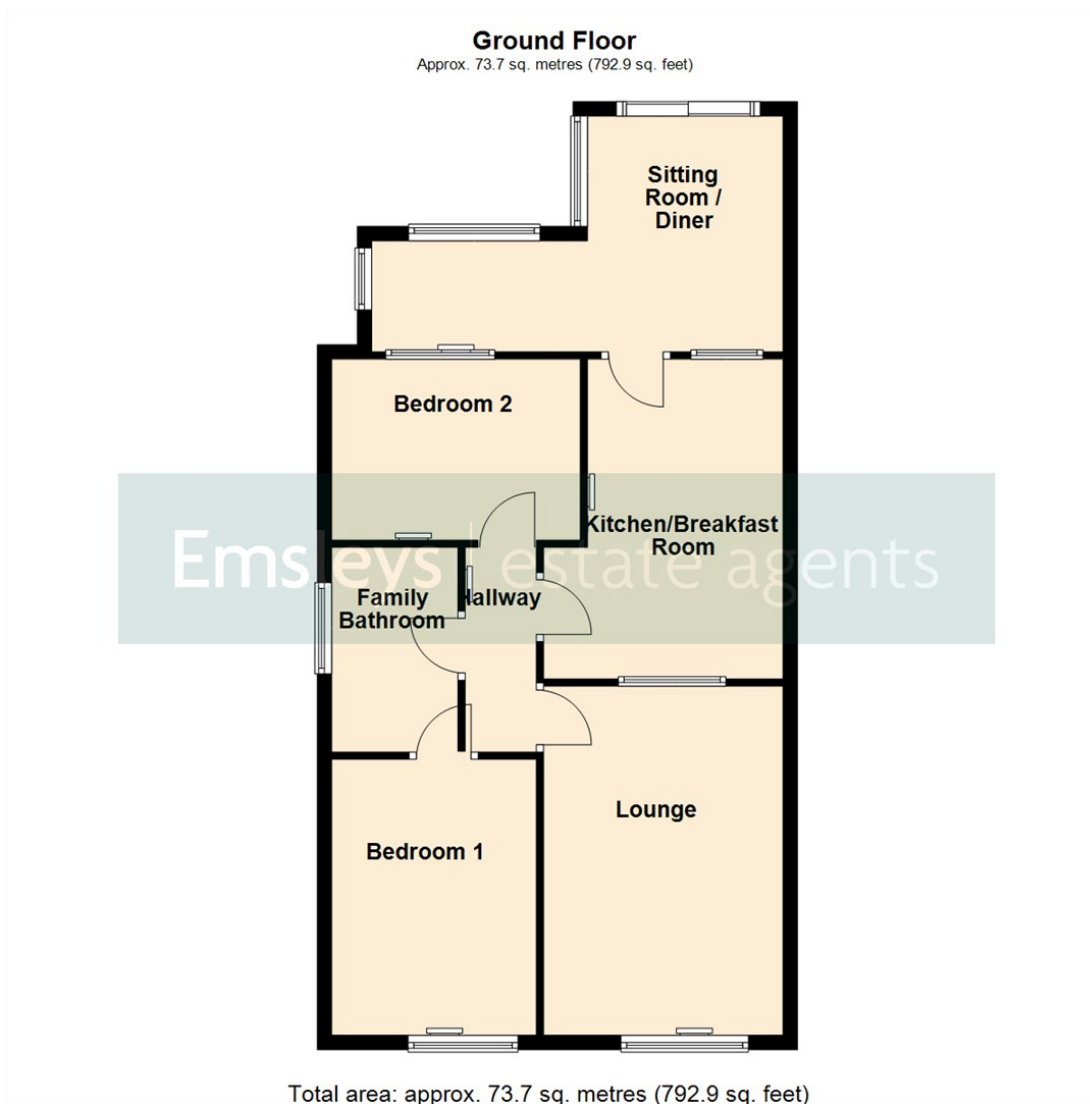
Family Bathroom

Fitted with four piece modern suite comprising free standing bath with hand shower attachment, vanity wash hand basin with storage under, shower enclosure with drencher style head and additional hand shower attachment and low-level WC. Extractor fan. Double glazed window to side, tiled flooring.

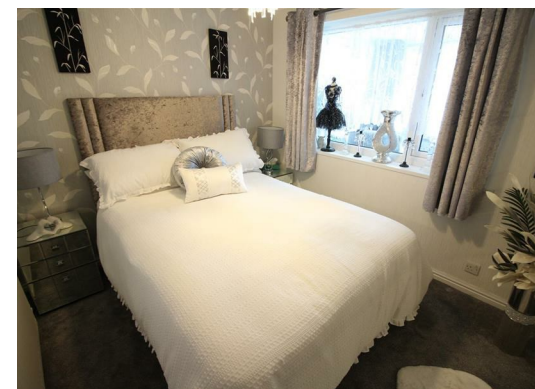
Outside

There is a low maintenance garden to the front with artificial lawn and flower beds. To the side, there is a graveled driveway which offers ample off road parking for a number of vehicles. Gated access leads to a larger than average garage, with an up and over door and has both power and light connected. To the rear, there is a low maintenance fully enclosed garden with generous sized artificial lawn, and three covered seating areas - two with pergolas. In addition, there is a small fish pond within one of the seating areas, and a useful garden store.





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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