



Manor Garth Road | Kippax | LS25 7PD

£300,000

Two/Three Bedroom Ext. Bungalow | Council Tax Band D | EPC Rating TBC

Emsleys | estate agents

* EXTENDED TWO/THREE BEDROOM DETACHED BUNGALOW
* NO CHAIN! * CORNER PLOT * WET ROOM * EXTENDED KITCHEN * GARAGE & TWO DRIVEWAYS *

Presenting this impressive and spacious three bedroom detached bungalow, offering a fantastic opportunity for both families and downsizers seeking comfort and convenience. Occupying a desirable corner plot, this extended property is for sale with NO ONWARD CHAIN! providing a swift and straightforward purchasing process.

The versatile accommodation comprises a good sized spacious master bedroom and a versatile large second bedroom, which could also serve as a generous reception room to suit your lifestyle needs plus a generous third bedroom. There is an adapted wet room, providing easy accessibility and functionality for all residents. The extended kitchen presents an excellent space for preparing meals.

The main reception room boasts direct access to the garden via French doors, together with an open plan dining area - perfect for relaxing or hosting guests. There are low maintenance gardens plus a small lawn, surrounding the property. There is a single garage, ensuring ample space for vehicles and additional storage. Being positioned on a corner plot enhances the sense of space and privacy, while there are also two driveways at the property - off road parking will not be a problem.

Early viewing is highly recommended to fully appreciate the accommodation and unique position this home has to offer.

Entrance Hall

Double-glazed window to front, radiator, wooden effect laminate flooring and built-in storage cupboard.

Lounge 6.22m x 3.28m (20'5" x 10'9")

Two double-glazed leaded windows to side, radiator, wooden effect laminate flooring, two wall light points, feature wooden fire surround, french double doors to front.

Dining Area 2.67m x 2.31m (8'9" x 7'7")

Archway to lounge, wooden effect laminate flooring and door to hallway.

Kitchen 5.36m max x 2.59m max (17'7" max x 8'6" max)

Fitted with a range of base and eye level units with worktop space over, one and half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to side, skylight, built-in boiler cupboard, radiator, wooden effect laminate flooring, double-glazed side door to garden.

Wet Room

Wet room with shower area, wash hand basin, and low-level WC. Extractor fan, tiled surround, two double-glazed leaded windows to front, radiator.

Master Bedroom 3.43m x 3.33m (11'3" x 10'11")

Double-glazed window to rear, radiator.

Sitting Room / Bedroom Two 5.05m x 3.56m max (16'7" x 11'8" max)

Double-glazed leaded window to rear, double-glazed leaded window to side, decorative wooden fire surround, radiator.

Bedroom 3 2.57m x 3.73m (8'5" x 12'3")

Double-glazed leaded window to side, radiator.

Outside

Situated on a corner plot with gardens to three sides. There are two driveways, providing off road parking and there is a single garage.





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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents