



Hall Park Orchards | Kippax | LS25 7QD

Guide Price £360,000

Four Bedroom Detached | Council Tax Band D | EPC Rating C

Emsleys | estate agents

***SUPERB PLOT * FOUR BEDROOM DETACHED * NO CHAIN! *
SOLAR WITH BATTERY STORAGE & EV CHARGE POINT***

A rare opportunity to acquire a four-bedroom family home, located in a highly desirable area with excellent public transport links, nearby schools, and local amenities set on an extensive plot with a southerly facing garden, having a carefully considered layout that creates a harmonious flow throughout.

The living accommodation offers two generously proportioned reception rooms providing ample space for relaxation and entertaining. The reception rooms are complemented by a beautifully appointed kitchen that is both practical and stylish, further enhancing the appeal of this charming home.

Featuring four well-sized bedrooms and two modern bathrooms (one en-suite shower), this property provides ample space for a family, ensuring comfort and privacy for all occupants.

This property stands out with its unique features, comprising of a spacious garden, perfect for entertainment. The double detached garage and ample additional parking space provide room for several vehicles, whilst the property also benefits from Eco-friendly features such as a 6 Kwh solar panels system, 11.4 Kwh battery storage, and an iBoost Solar hot water system. For electric vehicle owners, a 'Zappi' EV charging point is a noteworthy addition. Recently updated PVCu double-glazed windows and a gas central heating system, complete this lovely home.

In conclusion, this property combines the benefits of a superb location with exceptional living space, and innovative eco-friendly features. It provides a perfect balance between modern convenience and sustainable living, making it an excellent choice for potential homeowners seeking a unique, energy-efficient family home.

Ground Floor

Hall

PVCu double glazed entrance door and window to side aspect, radiator, coving to ceiling, stairs to first floor, wood floor and doors to rooms.

WC

Vanity housed wash hand basin, push flush WC, radiator, PVCu double glazed frosted window and continuation of flooring from hall.

Lounge 6.58m x 3.35m (21'7" x 11'0")

Comprising a marble fireplace with electric fire. PVCu double glazed window to front aspect, double panel central heating radiator, coving to ceiling, wood floor, PVCu double glazed patio doors to garden and door to kitchen.

Kitchen 2.72m x 3.86m (8'11" x 12'8")

Boasting a range of walnut wood finish wall, base units and drawers. Granite worktops with matching upstand and splashback over five ring gas hob with extractor over. Integrated double electric oven and dishwasher with space for fridge freezer and plumbing for washing machine. PVCu double glazed window to rear aspect and rear door to garden.

Dining Room 3.73m x 2.87m (12'3" x 9'5")

PVCu double glazed window to front aspect, radiator, wood flooring and door to kitchen.

First Floor

Landing

Doors to rooms, loft hatch and pull down ladder to part boarded loft, cylinder cupboard with solar iBoost system.

Master Bedroom 3.76m x 2.90m (12'4" x 9'6")

Fitted wardrobe, PVCu double glazed window to front aspect, radiator and door to en-suite.

En-suite Shower Room

Fully tiled to walls and floor, comprising shower, vanity housed wash hand basin and push flush WC. Chrome central heated towel warmer, downlighters to panel ceiling, extractor fan and PVCu double glazed frosted window.

Bedroom 3.12m x 2.46m (10'3" x 8'1")

PVCu double glazed window and radiator.

Bedroom 3.35m x 2.46m (11'0" x 8'1")

PVCu double glazed window and radiator.

Bedroom 2.69m x 2.01m (8'10" x 6'7")

PVCu double glazed window and radiator.

Bathroom 1.63m x 2.57m (5'4" x 8'5")

Fully tiled to walls and floor, comprising shower bath with screen over, vanity housed wash hand basin and push flush WC. Chrome central heated towel warmer, downlighters to panel ceiling and PVCu double glazed frosted window.

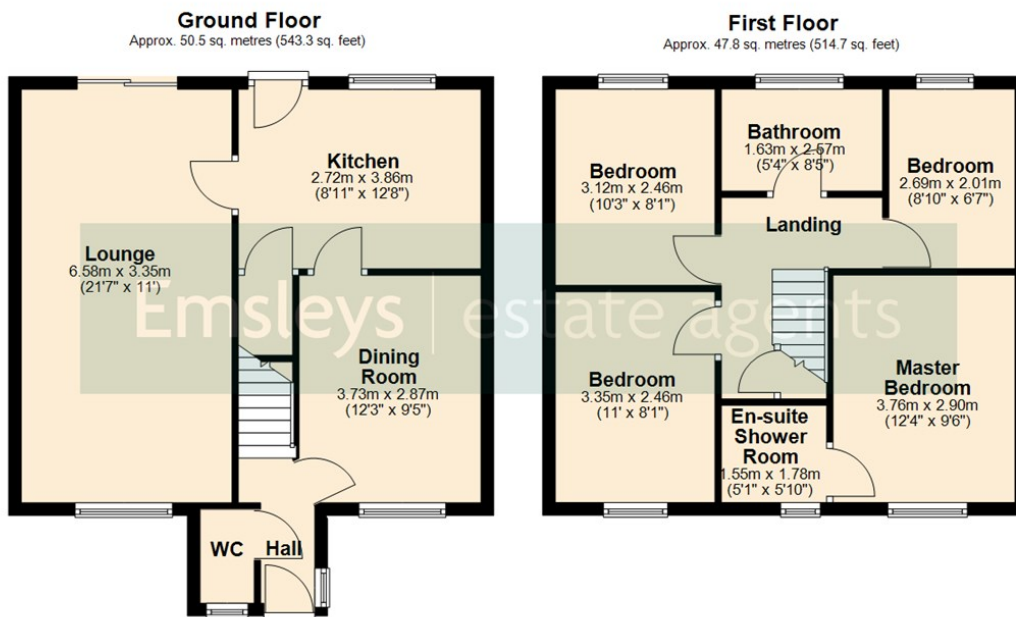
Exterior

Set on an extensive plot with tarmac drive having lawn either side to the front with flagged footway to the front entrance. Double wrought iron gates access the side and rear with further tarmac drive which continues to the detached double garage. There is a lawn area with patio area, feature pond with further lawn and patio off the rear of the property.

Agents Notes

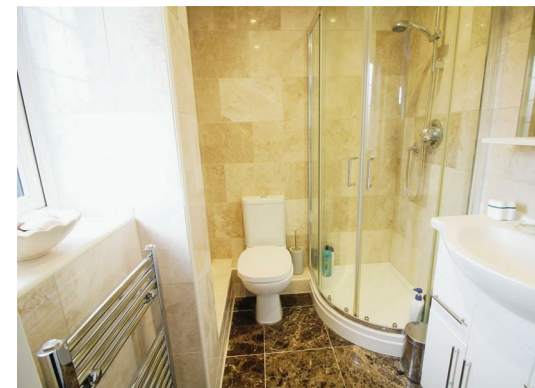
The solar panel system combined with battery storage and iBoost solar hot water system, make this home incredibly affordable to run. With the current vendors set up utilising an Octopus Energy tariff, the last 12 months has cost the vendor £212.77 for the year for both gas and electric.





Total area: approx. 98.3 sq. metres (1058.0 sq. feet)

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