



Cromwell Rise | Kippax | LS25 7QQ

£225,000

Two Bedroom End Town House | Council Tax Band B | EPC Rating C

**Emsleys** | estate agents

\* TWO BEDROOM END TOWN HOUSE \* NO CHAIN! \* DINING KITCHEN WITH NEW HOB & OVEN \* TWO DOUBLE BEDROOMS \* OFF ROAD PARKING \*

Fantastic opportunity to purchase this two-bedroom end of terrace house, offered for sale with NO CHAIN! This home offers a practical layout and useful outdoor space. Located on the outskirts of Kippax, situated in a small development.

The property features a good sized lounge with fireplace, providing a comfortable main reception room. The dining kitchen includes a generous dining space, newly fitted oven and hob, creating a functional area for cooking and eating plus access into the rear garden. There are two bedrooms - both double, and a generous sized bathroom fitted is with a white modern suite. The house benefits from both double-glazed windows and central heating. Externally, there is off road parking along with gardens to the three sides - the rear being enclosed, offering outdoor space for everyday use.

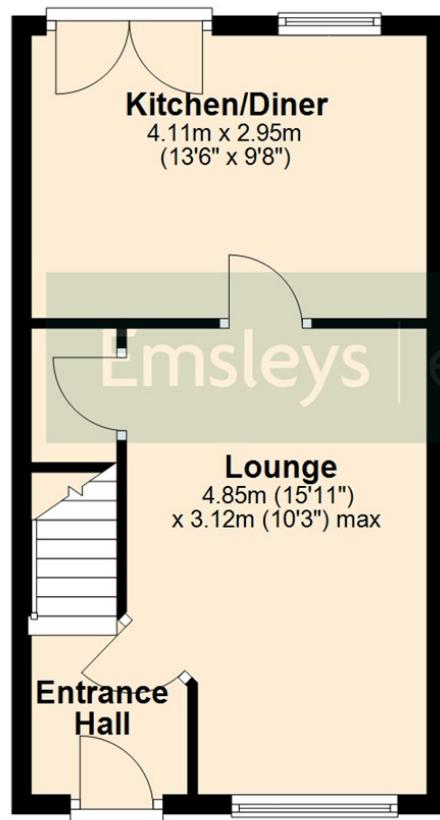
Kippax is a well-served village to the east of Leeds, with a range of local amenities available on Kippax High Street, including shops, cafés and everyday services. Nearby green spaces such as Kippax Common provide opportunities for walking and outdoor recreation.

Public transport links are accessible via nearby train stations at Garforth and East Garforth, which offer regular services to Leeds, York and other regional destinations. Typical journey times to Leeds by train from Garforth are around 15 minutes, making the area suitable for those who commute into the city. Road connections are convenient, with access to the A63 and onward routes to the A1(M) and M1, providing links to regional centres.

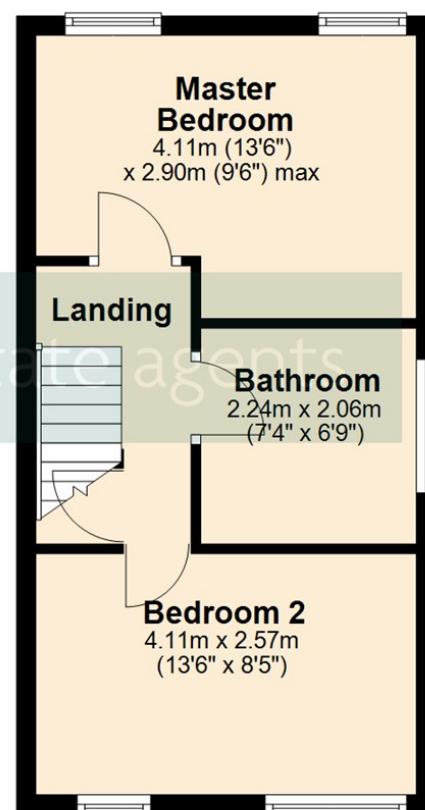




**Ground Floor**  
Approx. 32.5 sq. metres (349.7 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.9 sq. feet)



**Total area: approx. 66.1 sq. metres (711.6 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.

