



Moorgate Road | Kippax | LS25 7ET

£255,000

Three Bedroom Semi-Detached | Council Tax Band B | EPC Rating C

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*** THREE BEDROOM SEMI-DETACHED PROPERTY * LOCATED ON THE EDGE OF AN ESTATE WITH FAR REACHING VIEWINGS TO THE REAR * LOW MAINTENANCE REAR GARDEN & OFF ROAD PARKING ***

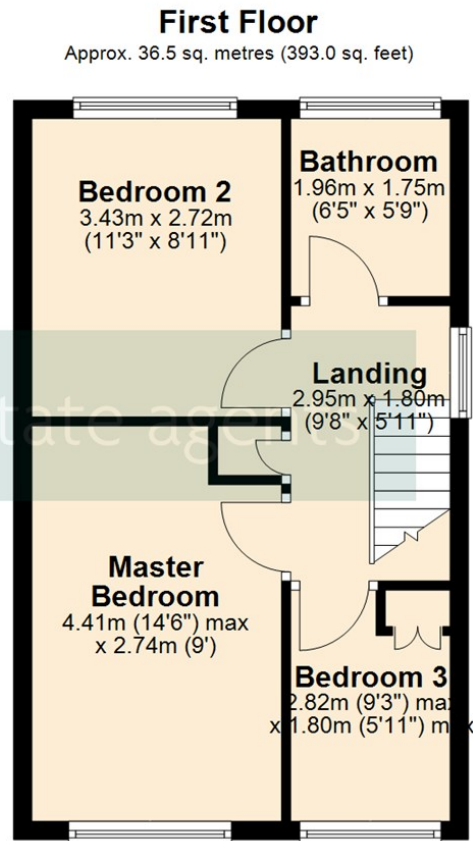
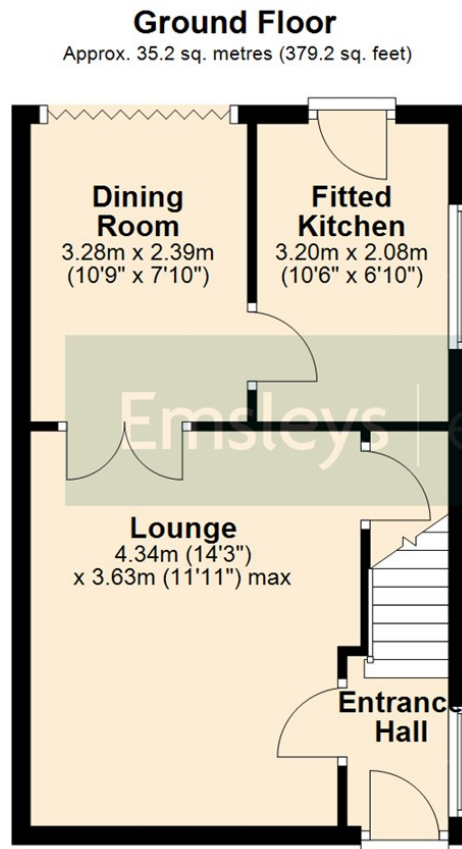
Located on Moorgate Road in the increasingly popular area of Kippax, this three bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable family home. With well-proportioned accommodation, this property is ideal for families or individuals looking for extra space. The standout features of this property is the exceptional long-reaching views to the rear, which can be enjoyed from the lovely garden. The outdoor space is designed for low maintenance, featuring a good sized garden with lawn, patio and composite decking, making it perfect for alfresco dining or simply unwinding in the fresh air.

The home is equipped with double glazing and central heating, ensuring warmth and comfort throughout the seasons. Upon entering, you will find an entrance hallway, two inviting reception rooms that offer versatility for both relaxation and entertaining. The dining room offers bi-folding doors that lead out onto the decking area. The fitted kitchen, complete with a built-in hob and oven provides a practical space for culinary pursuits. There are three well proportioned bedrooms, master with large wardrobe and a bathroom with white suite and shower over the bath for added convenience. There is also off road parking to the front of the property for two cars.

Situated on the edge of the estate, this home offers a peaceful setting while still being conveniently located for local amenities and transport links. This property is a wonderful blend of comfort, style, and practicality, making it a must-see for anyone looking to settle in Kippax.







Total area: approx. 71.7 sq. metres (772.2 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.



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