



Greenfield Close | Kippax | LS25 7PX

£325,000

Ext. Four Bedroom Semi-Detached House | Council Tax Band C | EPC Rating C

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**\* FOUR BEDROOM EXTENDED SEMI-DETACHED PROPERTY \* CORNER PLOT \* THREE RECEPTION ROOMS \* MODERN FITTED KITCHEN & UTILITY ROOM \* GARAGE & DRIVEWAY \***

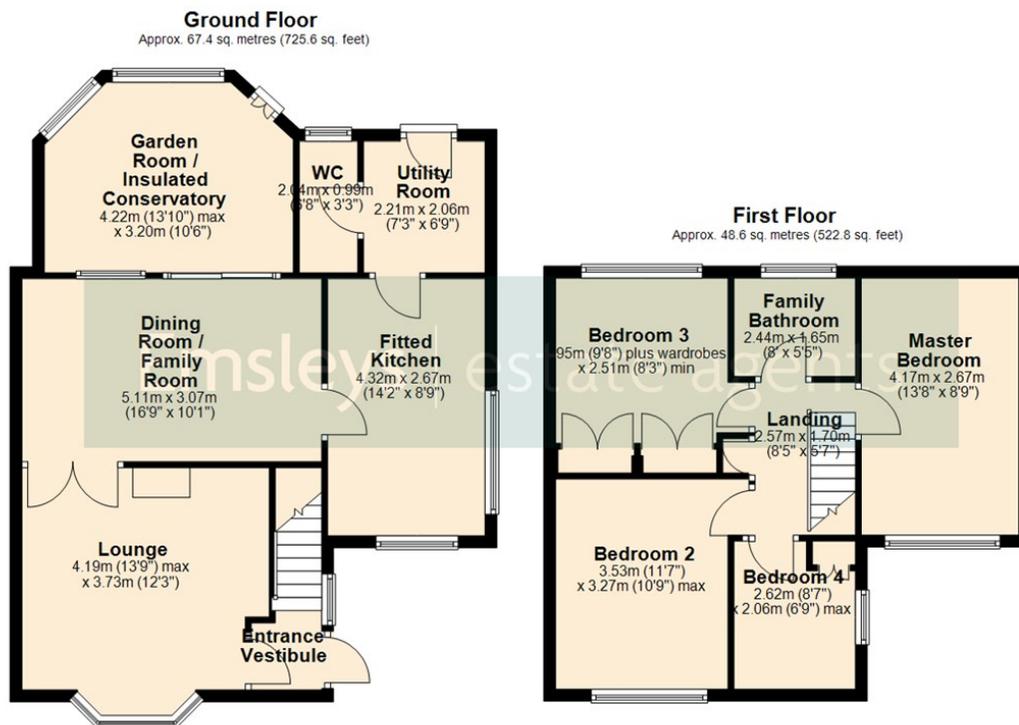
Excellent four-bedroom extended semi-detached family home, located within the popular area of Kippax. Occupying a corner plot, with gardens to three sides and a separate driveway to the rear with single garage. The property provides three reception rooms, offering flexible living space. Lounge has a large window and fireplace, while the conservatory opens directly onto the garden and features a fully insulated roof, creating a practical area for year-round use. The family room/dining room is a large open space and leads into the fitted kitchen. The modern kitchen has a breakfast area and built-in dishwasher, complemented by a useful utility room and handy W.C. Upstairs, there are three double bedrooms- bedroom three with fitted wardrobes, and a single bedroom. The family bathroom is fitted with a rain style shower and is fully tiled.

Externally, the house enjoys a lawned garden to the front and side, with a paved patio to the rear with a decking seating, making the most of the corner plot. A separate driveway leads to a single garage, providing off-street parking and additional storage.

Kippax offers a range of local amenities including shops and everyday services along the high street, with nearby schools serving the local community. The property is well positioned for access to Garforth and Leeds. Garforth railway station is within easy driving distance, providing services to Leeds, York and other West Yorkshire destinations, with journeys to Leeds typically around 15–20 minutes. Road links to the A63, A1(M) and M1 are also accessible, supporting convenient commuting across the region.







Total area: approx. 116.0 sq. metres (1248.3 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

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