



Ascot Road | Kippax | LS25 7HT

£240,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band B | EPC Rating TBC

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\* TWO BEDROOM SEMI-DETACHED PROPERTY \* NO CHAIN! \*  
FITTED DINING KITCHEN WITH BUILT-IN APPLIANCES \*  
GARAGE & GARDENS \*

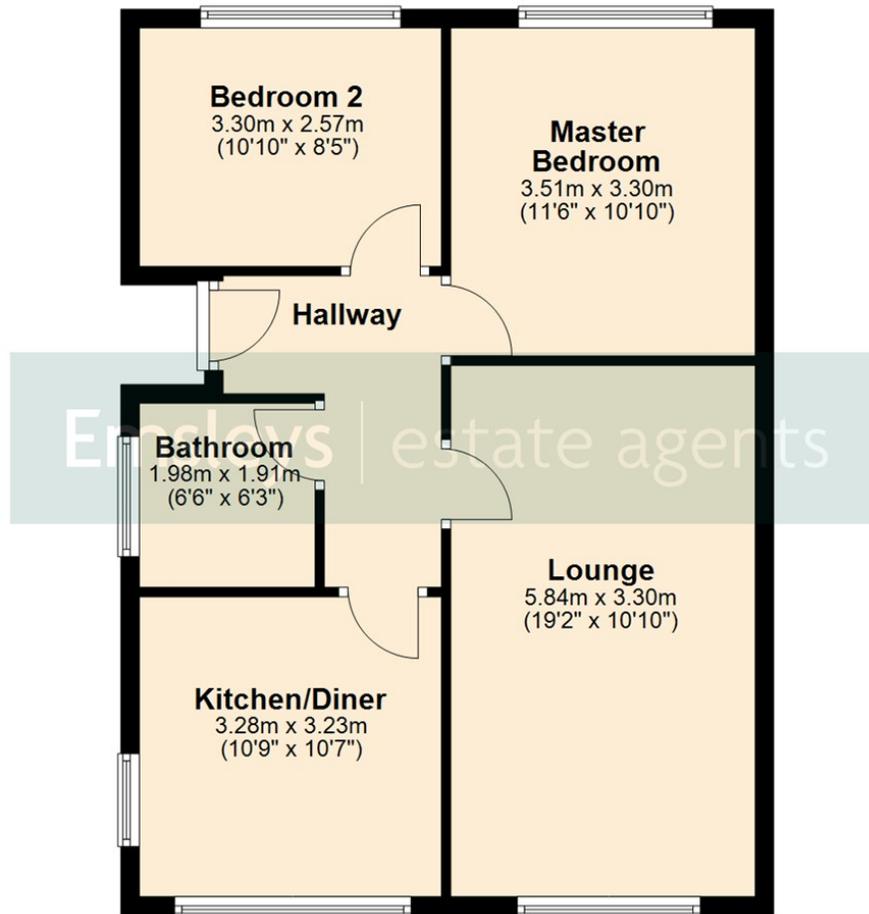
Offered for sale with NO CHAIN! Generous sized two-bedroom semi-detached bungalow, located within a prime location in the popular village of Kippax, near Leeds, not overlooked to the rear. The property includes driveway parking, a single garage, double-glazing and central heating. Inside, there is a good sized hallway, sizeable lounge with fireplace offering a focal point, plus a fantastic dining kitchen. The kitchen is fitted with modern units and built-in cooking appliances and a washing machine. The sleeping accommodation offers two bedrooms, including a master bedroom and a further generous single bedroom which would potentially fit a double bed. The bathroom has a white three piece suite. There are lawned gardens to the front and rear, the rear being lawned with a patio area. The driveway to the side, offers off road parking and leads to a single garage.

Kippax provides a range of local amenities including shops, supermarkets, cafés and takeaways along the village high street, all within easy reach. Nearby green spaces and local parks offer opportunities for walking and recreation. For commuters, the nearest rail services are available from Garforth and East Garforth stations, both a short drive away, with regular trains to Leeds, York and Selby. Typical journey times to Leeds are around 15–20 minutes by train. Road links are convenient, with access to the A63 and onward connections to the A1(M) and M1 for travel across West and North Yorkshire. Schooling options are available in Kippax and the surrounding area, with primary and secondary schools accessible by a short drive or bus journey.



## Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



Total area: approx. 57.8 sq. metres (622.0 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.



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