



Ebor Mount | Kippax | LS25 7PA

£240,000

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

Emsleys | estate agents

* THREE BEDROOM SEMI-DETACHED BUNGALOW * NO CHAIN! * LOFT CONVERSION * TWO BATHROOMS * FITTED KITCHEN WITH BUILT IN HOB & OVEN * OFF ROAD PARKING *

Attractive three bedroom semi-detached bungalow with a useful loft conversion, offered for sale with NO ONWARD CHAIN! This versatile property offers three well-proportioned bedrooms, including a master double bedroom with built-in wardrobes, providing practical storage solutions.

The accommodation comprises a spacious lounge with dining area, ideal for relaxing with family or entertaining guests, and a well-appointed kitchen featuring a built-in hob and oven. The kitchen is designed with efficiency in mind, making meal preparation both convenient and enjoyable. The property boasts two modern bathrooms. The first bathroom features a shower over the bath, perfect for both quick morning routines and relaxing soaks. The second bathroom offers a luxurious spa-style bath, allowing for an indulgent bathing experience in the comfort of your own home.

A key highlight is the property's low maintenance gardens, ensuring outdoor spaces can be enjoyed without the burden of extensive upkeep. There is also the added benefit of dedicated parking, a valuable asset for busy households and visiting guests alike. This well-presented semi-detached bungalow is ideally suited for those seeking spacious living on one level, enhanced by practical features and a thoughtful layout. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Door to:

Fitted Kitchen 3.33m x 2.87m (10'11" x 9'5")

Fitted with a range of modern base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and tumble dryer, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to front, radiator, wooden effect vinyl flooring.

Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height tiling to all walls, chrome ladder radiator.

Lounge 5.46m x 3.25m max (17'11" x 10'8" max)

Double-glazed window to front, radiator, stairs to first floor.

Master Bedroom 3.94m x 3.28m (12'11" x 10'9")

Double-glazed window to rear, fitted with a range of fitted wardrobes with hanging rail, shelving, and overhead storage cupboard, radiator.

Bedroom 2 2.51m x 2.87m (8'3" x 9'5")

Double-glazed window to rear, radiator, wooden effect laminated flooring.

Landing

Door to:

Family Bathroom

Fitted with four piece suite comprising panelled bath spa style bath with air jets and hand shower attachment, pedestal wash hand basin, shower cubicle and low-level WC, extractor fan, double-glazed dormer window to rear, Chrome ladder radiator.

Bedroom 3 4.47m min x 2.97m min (14'8" min x 9'9" min)

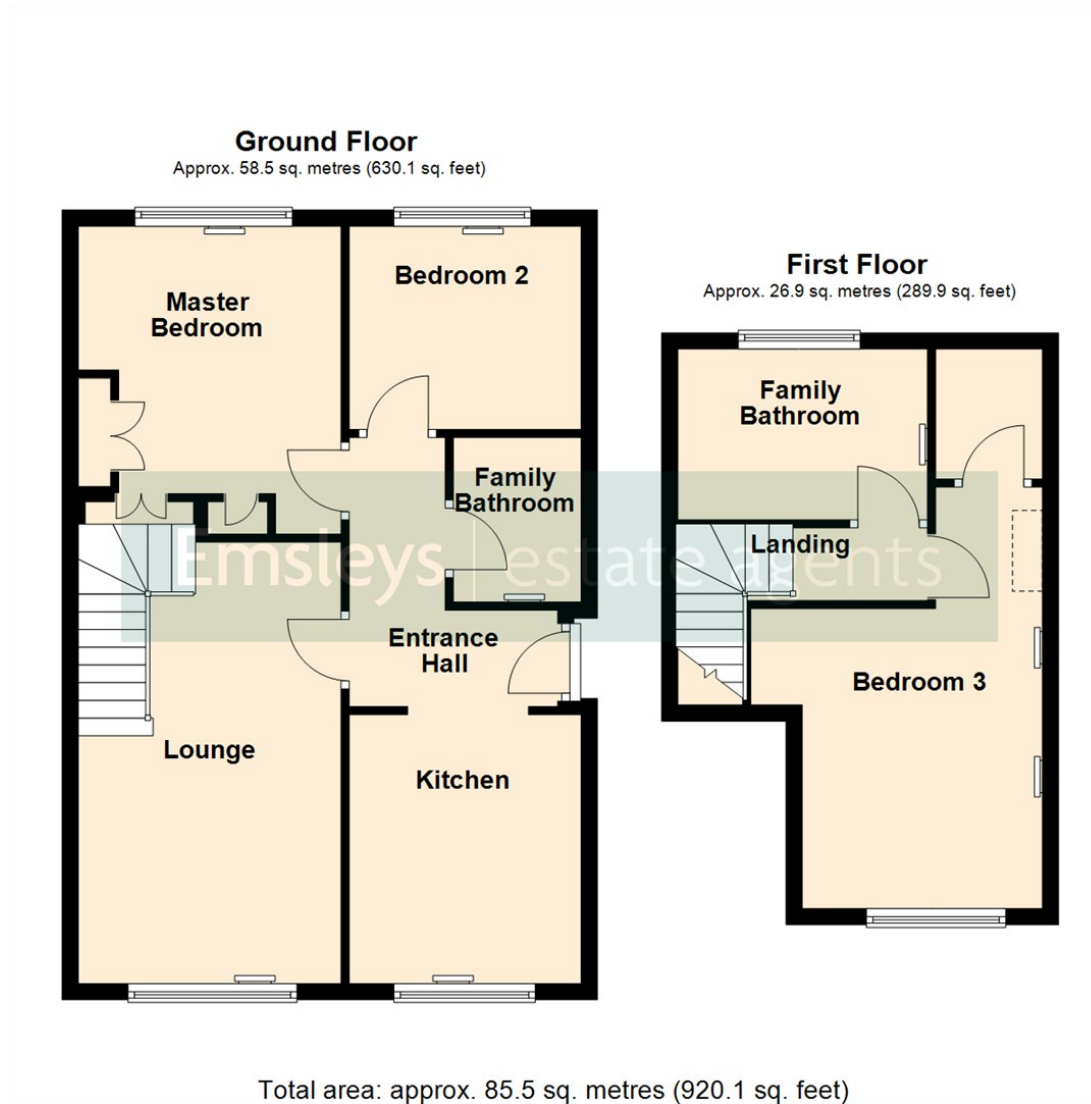
14'8" min (17'11" max) x 9'9" min

Double glazed window to front, skylight, two radiators, recessed spotlights and built-in storage cupboard with eaves and built in wardrobe.

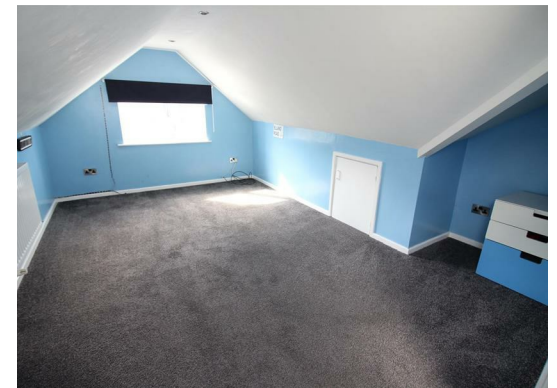
Outside

There is a small artificial lawned garden to the front, with a driveway to the side offering off road parking for a two cars. Side gated access leads to good sized rear garden, with artificial lawn and a paved patio seating area.





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