



Birch Drive | Kippax | LS25 7DU

£180,000

Two Bedroom Semi-Detached House | Council Tax Band A | EPC Rating D

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* TWO BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN! *
GENEROUS REAR GARDEN * OFF ROAD PARKING *

Presenting this popular two-bedroom semi-detached house, offered for sale with NO ONWARD CHAIN!, situated within easy reach of public transport links, reputable schools, and a variety of local amenities—making it an ideal location for both convenience and comfort.

Stepping inside, you are greeted by a well-proportioned lounge featuring a large window that flood the space with natural light and a classic fireplace that provides a welcoming focal point, perfect for relaxing evenings or entertaining guests. The ample kitchen is equipped with a built-in hob and oven, providing all you need for culinary pursuits while enjoying a smart, functional layout.

The master bedroom benefits from a spacious walk-in cupboard, offering ample storage and enhancing the room's practicality. The second bedroom is a double, suitable for family, guests, or as a versatile office space. The property is served by a shower room, providing comfort and efficiency for busy mornings.

Externally, the highlight of this home is the generous rear garden—perfect for outdoor entertaining, family activities, or simply enjoying a peaceful retreat. Additional features include off road parking for your convenience and useful outbuildings and useful porch, offering plenty of storage solutions or workshop/office potential.

Entrance Vestibule

Radiator, stairs to first floor landing, door to:

Lounge 4.17m max x 3.43m min (13'8" max x 11'3" min)

Double-glazed window to front, wooden fireplace with coal effect electric fire, radiator, coving to ceiling, door to:

Fitted Kitchen 2.54m max x 4.27m (8'4" max x 14'0")

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, door to built-in cupboard which houses the wall mounted gas boiler and

has plumbing for an automatic washing machine. Opening to ample under-stairs storage and door to porch.

Porch

Covered porch with glass roof and has two walk in storage cupboards plus a larger store room with a window to the rear.

Landing

Window to side, door to:

Bedroom 1 3.43m min x 4.17m (11'3" min x 13'8")

Double-glazed window to front, radiator and door to over-stairs walk-in storage cupboard/wardrobe.

Bedroom 2 2.67m min x 3.18m (8'9" min x 10'5")

Double-glazed window to rear, built-in storage cupboard/wardrobe and radiator.

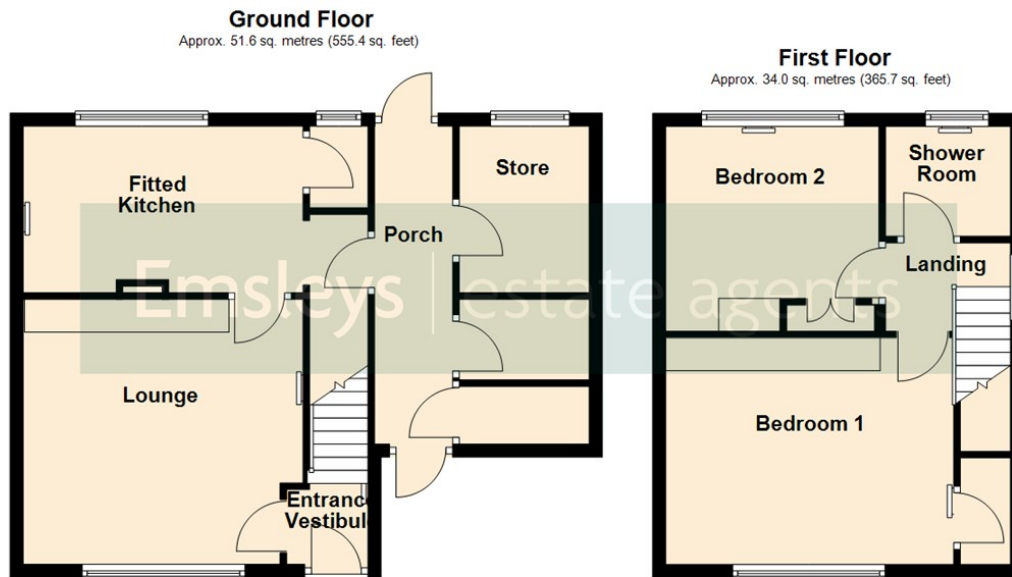
Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with storage cupboard and low-level WC. Full height tiling, double-glazed window to rear, chrome ladder style radiator and coving to ceiling.

Outside

There is a lawned garden to the front with off road parking to the side. To the rear, there is a generous rear garden which is mainly lawned with a storage garage and greenhouse.





Total area: approx. 85.6 sq. metres (921.1 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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