



Moorgate Avenue | Kippax | LS25 7PG

£275,000

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

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*** EXT. THREE BEDROOM SEMI-DETACHED HOUSE * CONVERTED GARAGE - TWO VERSATILE ROOMS * OPEN PLAN DINING KITCHEN * FOUR PIECE BATHROOM SUITE * OFF ROAD PARKING ***

Excellent three bedroom extended semi-detached house, located on Moorgate Avenue in Kippax. The property boasts well-proportioned accommodation, making it an ideal home for families or those seeking extra space. The extended layout includes a spacious open-plan dining kitchen, which has been thoughtfully designed to create a warm and inviting atmosphere for both cooking and entertaining.

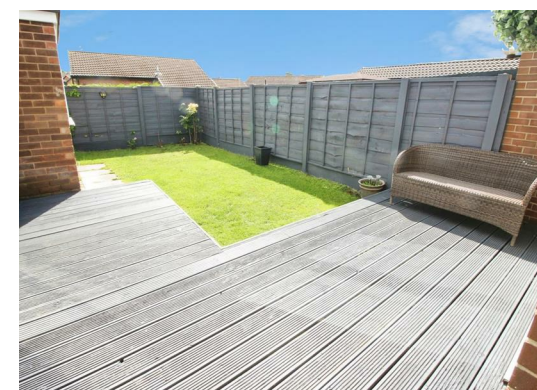
The property features a fully boarded loft room, accessible via a convenient drop-down ladder, providing additional storage or a versatile space such as a study. The converted garage adds further value, offering two boarded additional rooms that can be tailored to your needs, whether as an office, playroom, or hobby space.

Upon entering, there is a hallway, light and airy lounge with casement window and an open plan dining kitchen with built in hob and oven and patio doors out into the rear garden. There are three bedrooms - master with fan light and built-in storage to bedroom three plus a four-piece bathroom, ensuring a relaxing retreat for all family members. Outside, the property benefits from off-road parking for two vehicles, a significant advantage in this desirable location. The enclosed rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

This is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. With its versatile spaces and convenient amenities, this property is sure to appeal to a wide range of buyers!







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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