



Parkfield Close | Kippax | LS25 7PL

£360,000

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

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\* EXTENDED FOUR BEDROOM DETACHED PROPERTY \* OPEN PLAN LOUNGE/DINER WITH WOOD BURNING STOVE FIRE \* FAMILY ROOM/OFFICE \* UTILITY ROOM \* OFF ROAD PARKING \*

This immaculately presented four-bedroom extended detached house, located within a small cul de sac within the village of Kippax. The property features an extended layout with an open-plan design to the main reception areas and kitchen, creating a flexible space for modern living. The property also benefits from double-glazing, contemporary window shutters throughout, oak style internal doors and central heating.

The open plan lounge incorporates a dining area and a feature wood burning stove, providing a comfortable focal point. A second reception room offers a useful family room or office space. The re-fitted modern kitchen includes wood counter-tops, range style cooker and built-in appliances. There is also a useful utility room to the rear of the family room, with access into the rear garden.

There are four bedrooms in total: a master bedroom, further double bedroom with dual aspect, and two single bedrooms, with one currently used as a dressing room. The bathroom is fitted with a modern suite, with contemporary style bath and separate shower cubicle.

To the rear, there is a tiered garden with timber decking and artificial lawn - offering a fantastic low maintenance garden. In addition to the garden, there is a timber summerhouse - offering a versatile space to entertain or relax in. There is ample paved off road parking to the front of property for two cars.

Kippax provides a good selection of local amenities including shops, cafés and everyday services, with accessible green spaces and parks nearby for walking and recreation. The area is served by a range of primary and secondary schools in the wider LS25 locality.







Total area: approx. 104.2 sq. metres (1121.5 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](http://www.emsleysestateagents.co.uk)

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