



Moorgate Avenue | Kippax | LS25 7PG

£265,000

Ext. Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating D

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* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY * OPEN PLAN KITCHEN/DINER AND REAR LOBBY/SNUG * PART CONVERTED GARAGE WITH OFFICE/BAR * DRIVEWAY PARKING *

This extended three-bedroom semi-detached house on Moorgate Avenue offers a delightful blend of comfort and versatility. The property boasts a light and spacious lounge with double doors that lead into an open plan dining area creating a warm and inviting atmosphere for family gatherings. and seamlessly connecting to the fitted kitchen with built-in hob and oven. The dining area leads into the rear extension, which offers a rear lobby/snug area and has access into the rear garden.

The house features two generously sized double bedrooms, perfect for restful nights, alongside a third single bedroom that can serve as a guest room. The family bathroom is well-appointed, complete with a shower over the bath, catering to all your daily needs.

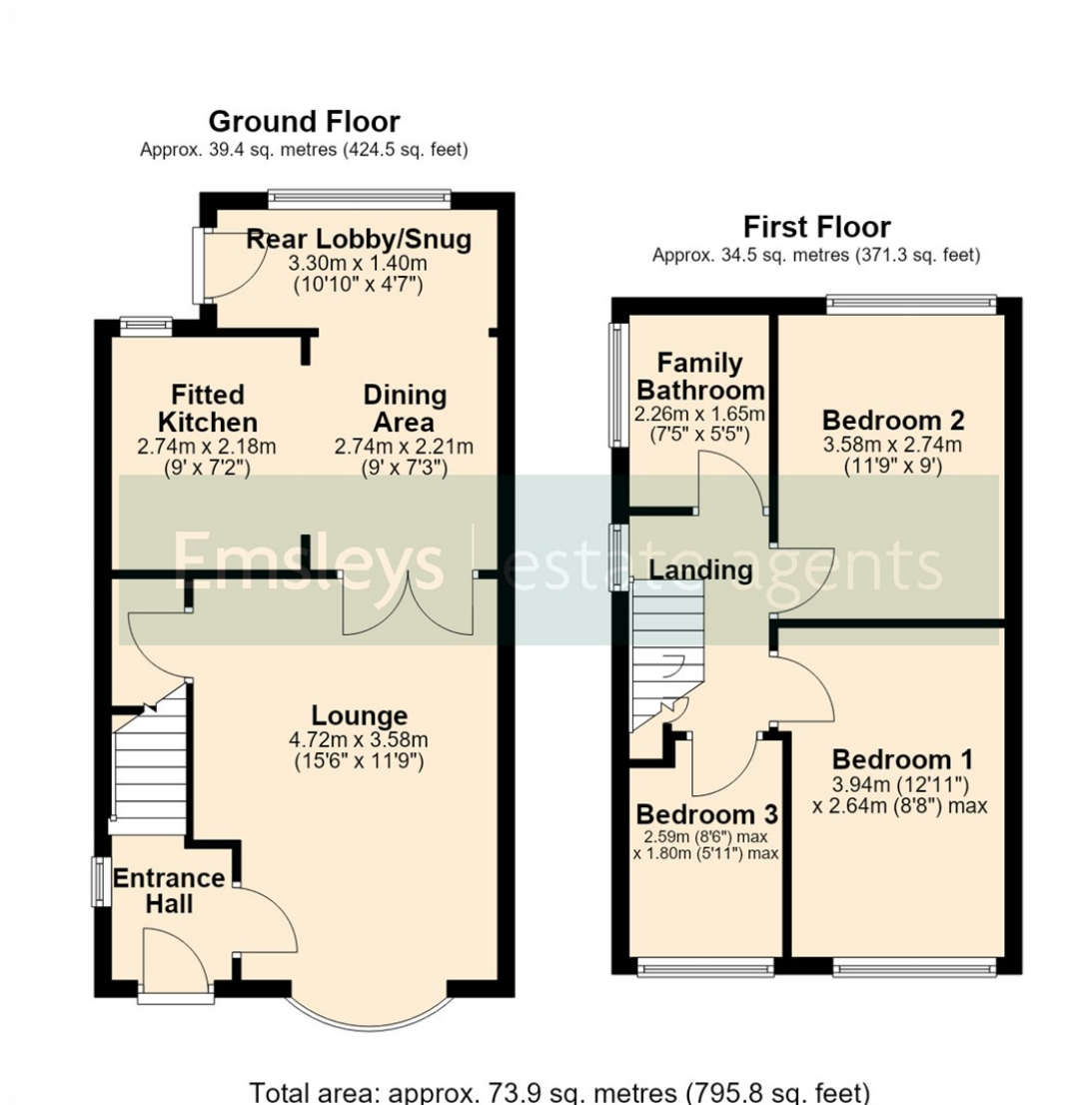
One of the standout features of this property is the part-converted garage, which has been transformed into a fully plastered flexible room. This versatile space can be used as a bar, office, or playroom, and is enhanced by French doors that open into the garden, allowing for a seamless indoor-outdoor experience.

Outside, the property offers a driveway with parking for two/three vehicles, ensuring convenience for you and your guests. The rear garden provides a lovely outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

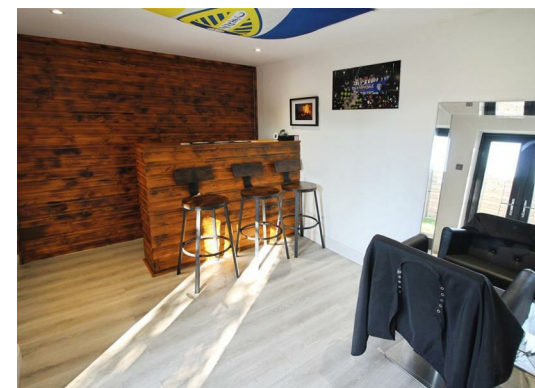
This home is perfect for families or professionals seeking a comfortable and adaptable living space in a friendly neighbourhood. With its excellent location and thoughtful layout, this property is not to be missed!







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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