



Station Cottages | Kippax | LS25 7FE

£205,000

Two Bedroom Cottage | Council Tax Band A | EPC Rating TBC

**Emsleys** | estate agents

This two-bedroom terraced house is offered for sale in excellent modern condition, located on the edge of Leeds in-between both Great Preston and Kippax, enjoying a setting close to green spaces with far-reaching views to the rear. The property presents cottage-style charm with a large front garden and an enclosed yard to the rear featuring useful outbuildings. Double-glazing and central heating are installed throughout. Plus there is ample communal off road parking to the front. This property is an excellent buy for a wide range of buyers - viewing is essential!

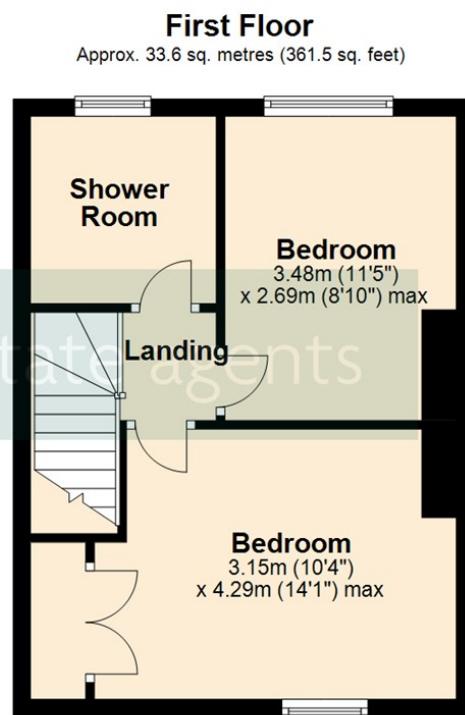
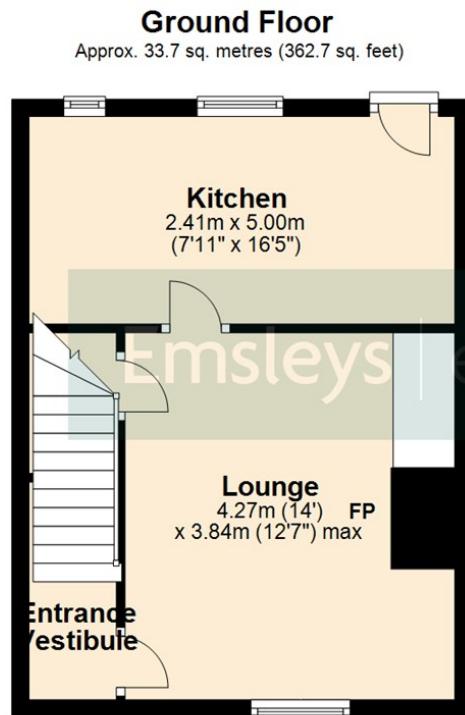
The property boasts a well-proportioned layout, the cosy lounge benefits from large windows with a garden view and a wood burning stove, providing an attractive focal point. There is modern fitted breakfast kitchen, with built-in oven and hob, and a light and airy shower room with a white suite. Both bedrooms are doubles, with the main bedroom serving as a generous master with built-in wardrobe space. The second bedroom enjoys far reaching views to the rear.

Located to the east of Leeds, the property is well placed for access to nearby villages and countryside walks, as well as local amenities in the LS25 area including shops, cafés and everyday services. Green spaces and rural paths are within easy reach, appealing to those who value outdoor pursuits.

For commuters, the nearest rail links are typically found at local stations within the LS25 district, such as Garforth and Micklefield, offering services towards Leeds, York and other regional centres. From these stations, journey times to Leeds can be around 15 minutes, with direct connections further afield. Road connections provide straightforward access to the wider West Yorkshire area by car.







**Total area: approx. 67.3 sq. metres (724.1 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.

