Greenfield Avenue | Kippax | LS25 7PS £260,000

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

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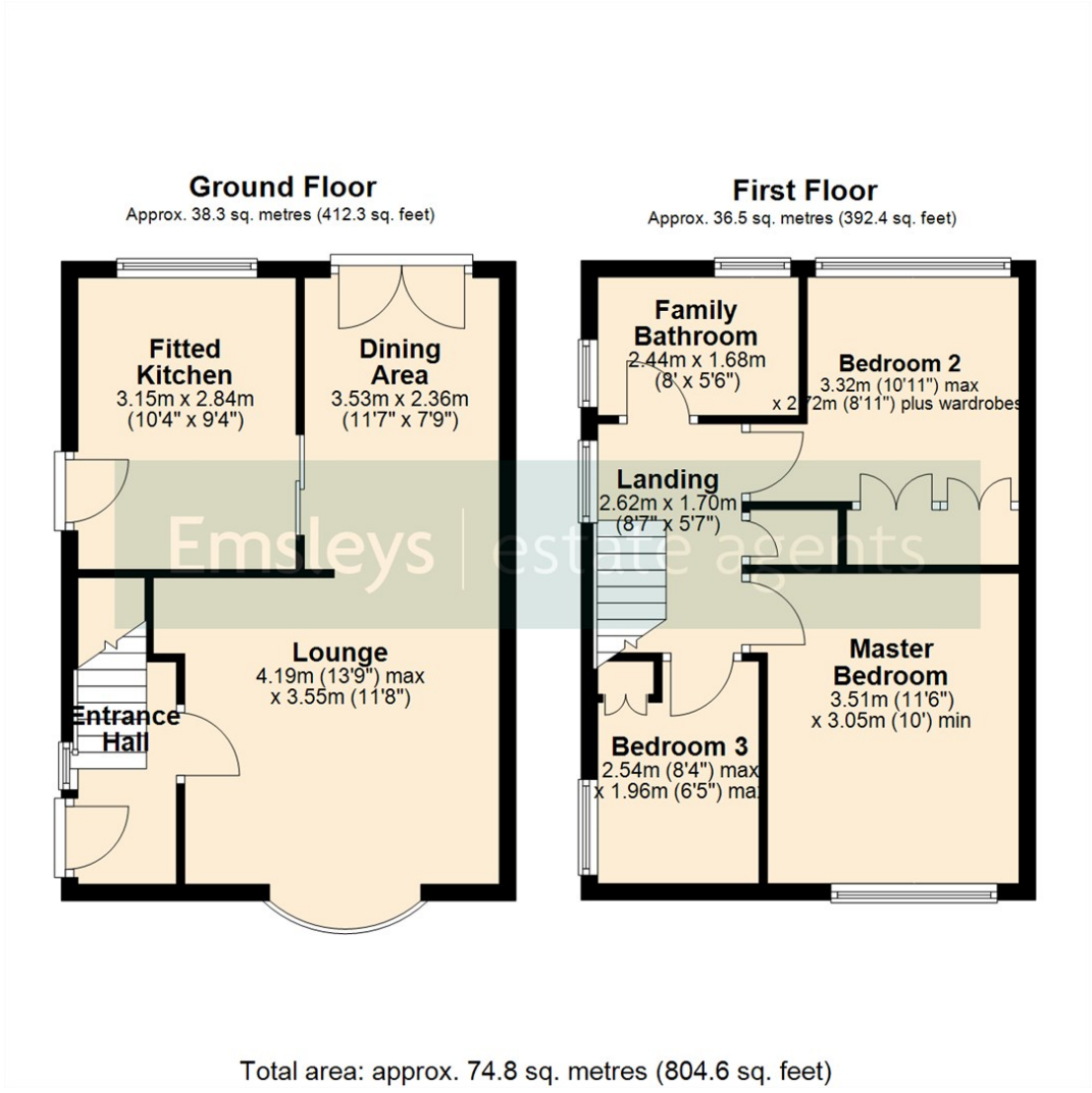
* THREE BEDROOM SEMI-DETACHED PROPERTY * THROUGH LOUNGE WITH DINING AREA * MODERN FITTED KITCHEN * RE-FITTED CONTEMPORARY STYLE BATHROOM * GARAGE & DRIVEWAY*

Well-presented and generous sized three-bedroom semi-detached house, located with-in the popular area to the east of Leeds, well placed for local amenities in both Kippax and Garforth, together with local schools. Benefiting from both double-glazing, central heating and modern fixture and fitments through out. The current vendors have also had the property re-wired in 2020, giving a degree of peace of mind for buyers.

The ground floor features an open-plan lounge with media wall and built-in storage, creating a bright central living space. In addition, there is a defined dining area, with French doors providing direct access to the rear garden, offering a pleasant outlook and additional space for everyday use. The spacious modern fitted kitchen includes a range of built-in appliances, providing a practical and streamlined cooking area.

Upstairs, the property offers generous bedrooms - two double bedrooms and a single bedroom, - bedroom two and three with built-in storage wardrobes, giving flexible accommodation for families or those working from home. The bathroom has been re-fitted by the current vendors, with a modern suite, large radiator and shower over the bath to add to the overall convenience of the home. Externally, the property benefits from a driveway providing off-street parking and leads to a single garage. There is also an enclosed good sized rear garden, with a sunny south facing aspect and mature shrubs, lawn, patio area and slightly raised seating area with pergola, adding useful outdoor space to relax and enjoy.

This property is truly a gem, and is suitable for a wide range of buyers - if your looking for a property to move into and relax, book a viewing today!



Total area: approx. 74.8 sq. metres (804.6 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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