



Pondfields Drive | Kippax | LS25 7HJ

£340,000

Five Bedroom Detached House | Council Tax Band E | EPC Rating TBC

**Emsleys** | estate agents

**\* EXTENDED FIVE BEDROOM DETACHED FAMILY HOME \* CORNER PLOT \* NO CHAIN! \* BLANK CANVAS TO MAKE YOUR OWN MARK ON! \* DOUBLE GARAGE \***

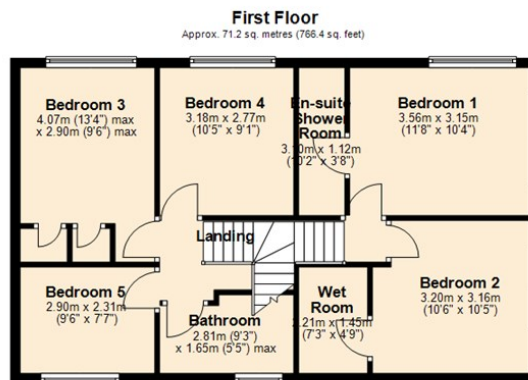
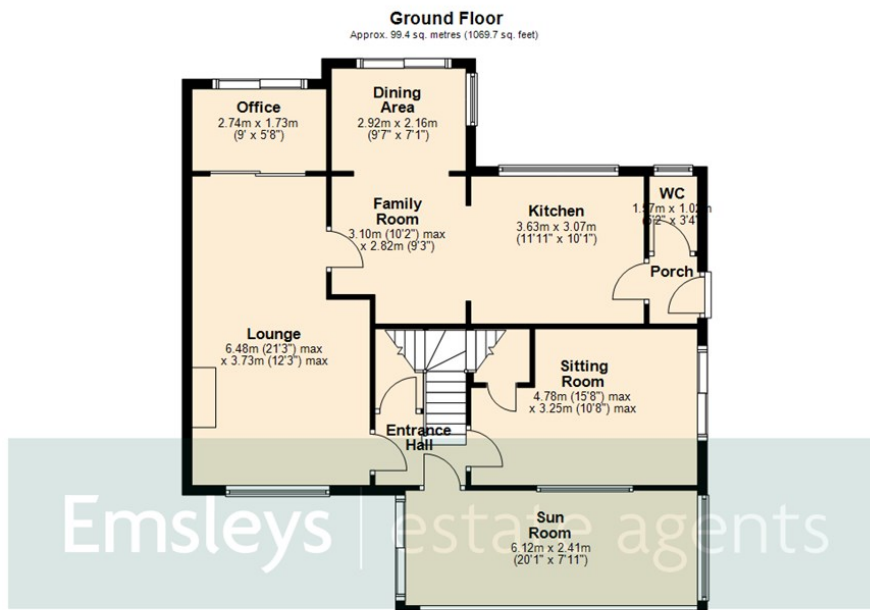
This five-bedroom detached house is offered for sale with NO CHAIN! Located within Kippax, close to the local schools and amenities. The property requires modernisation but offers a fantastic opportunity for the right buyer to update to their own specification and tastes. Occupying a corner plot and being extended to the side and rear, the property offers generous accommodation with a number of reception rooms and two bedrooms offering en-suite facilities.

There is a good sized fitted kitchen with built-in appliances and opens into a family area and dining space. The lounge features a fireplace and large window, plus there is a useful office and a further sitting room plus a sun room - lending itself to flexible family use. To the first floor, there are four double bedrooms plus a generous single - both the master and second bedrooms offer an en-suite shower room. There is a family bathroom and a handy ground floor W.C - ideal for growing families. Externally, there is a garden to the front, with a decked and paved area to the rear. A double garage and ample off road parking, is a true benefit for this home and a real rarity!

Kippax offers a range of local amenities including shops, cafés and everyday services along the high street. Nearby schools provide options for primary and secondary education within the village and surrounding area. Green spaces and local parks around Kippax offer opportunities for walking and recreation.







Total area: approx. 170.6 sq. metres (1836.1 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000    [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents