

Moorgate Avenue | Kippax | LS25 7PG

Offers Over £260,000

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

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* THREE BEDROOM SEMI-DETACHED PROPERTY * FULLY BOARDED LOFT SPACE * CONSERVATORY WITH WOOD BURNING STOVE * GARAGE * OFF ROAD PARKING *

Beautifully presented THREE BEDROOM semi-detached house situated in a quiet cul de sac with easy access to public transport links and nearby schools. This property is a hidden gem, boasting a range of unique features that make it stand out from the crowd.

The house benefits from a refitted, modern kitchen suite, complete with built-in appliances. This is complemented by two spacious reception rooms; the lounge is an open-plan layout with a dedicated dining area, ideal for entertaining guests or enjoying family meals. The second reception room, the conservatory, allows easy access to the garden and filling the room with an abundance of natural light and benefits from a wood-burning stove which adds a charming touch to the home, providing warmth and a cosy atmosphere during the colder months. .

Sleeping arrangements are provided by three well-appointed bedrooms. The master bedroom and second bedroom are both double rooms, offering plenty of space and comfort. The third bedroom is a single room, perfect as a child's room or home office.

Further enhancing the appeal of this home is the off-street parking to the front, along with a single attached garage for additional storage or vehicle security. The property also includes a fully boarded loft room, offering extra storage or potential for conversion or can be used for a playroom or study.

Finally, the property enjoys a fully enclosed garden, offering a peaceful outdoor space where one can relax, entertain, or simply enjoy the outdoors. This semi-detached house truly is a fantastic purchase opportunity, combining location, space and unique features to create a wonderful family home.

Entrance Hall
Radiator, wooden effect laminate flooring, stairs to first floor landing, door to:

Lounge/Diner 7.62m max x 3.58m max (25'0" max x 11'9" max)
L shaped room 25'0" max x 11'9" max (7'3" min)
Built-in under-stairs storage cupboard, double-glazed bow window to front, two radiators, wooden effect laminate flooring, two wall light points, folding door to conservatory.

Fitted Kitchen 2.72m x 2.16m (8'11" x 7'1")
Fitted with a range of modern base and eye level units with worktop space over, one and half bowl sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, plumbing for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, two double-glazed windows to rear, tiled flooring, door to rear garden.

Conservatory 3.40m x 2.57m (11'2" x 8'5")
Half brick and double glazed, wooden effect laminate flooring, wood burning stove, tiled surround, french double door to garden.

Landing
Stairs to loft room. Door to:

Family Bathroom
Fitted with three piece suite comprising spa style bath with shower over and additional hand shower attachment with folding glass screen, vanity wash hand basin with cupboard below and storage under and low-level WC, double-glazed window to side, radiator.

Master Bedroom 3.96m max x 2.59m max (13'0" max x 8'6" max)
Double-glazed window to front, fitted wardrobes with hanging and shelving rail, and coving to ceiling.

Bedroom 2 3.66m x 2.74m (12'0" x 9'0")
Double-glazed window to rear, radiator.

Bedroom 3 2.29m x 1.88m (7'6" x 6'2")
Double-glazed window to front, radiator, wooden effect laminate flooring.

Loft Room 3.66m max x 3.71m max (12'0" max x 12'2" max)
Limited headroom. Skylight.

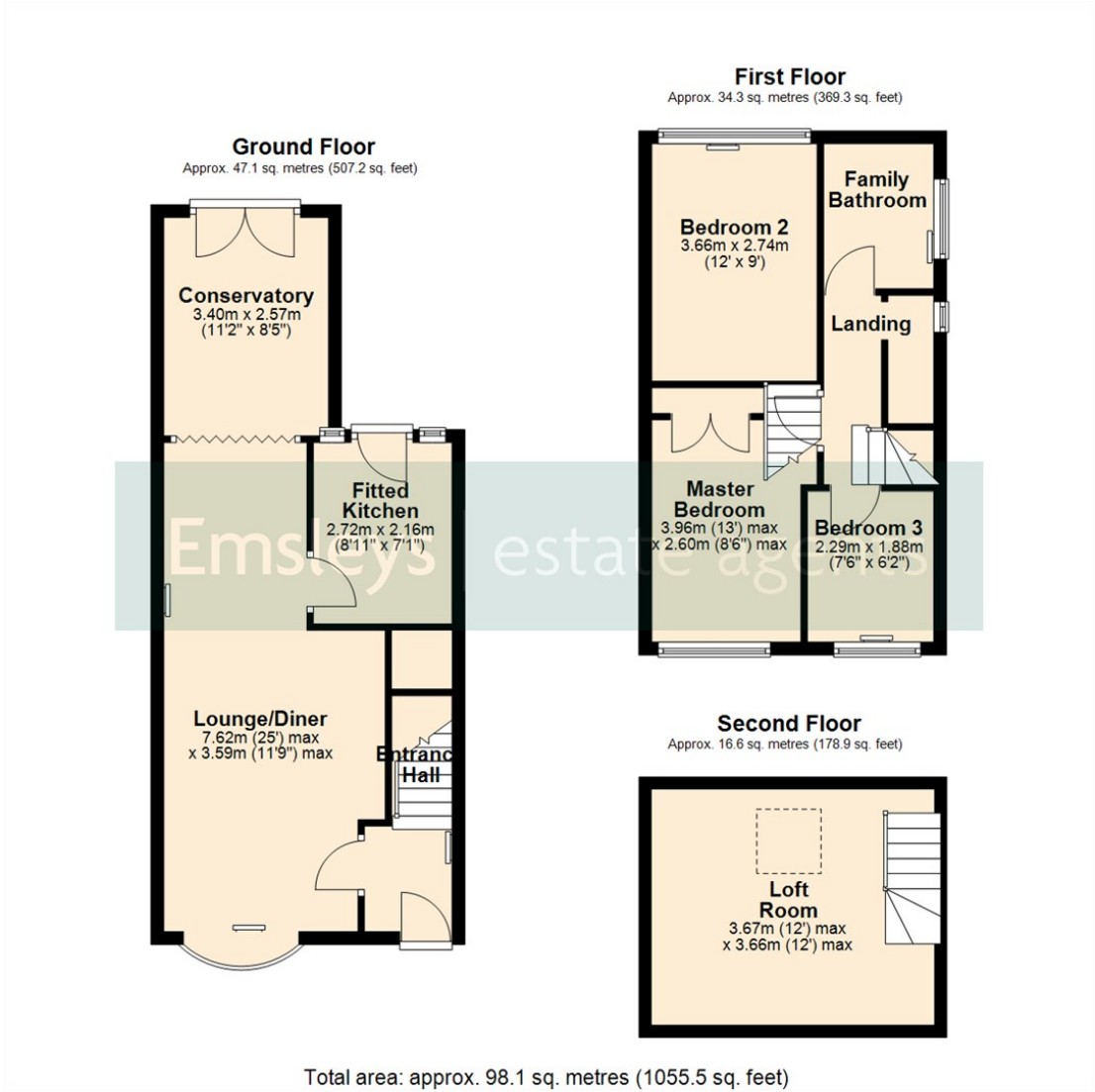
Outside
There is off road parking to the front, for a number of vehicles and leads to an attached single garage. The garage has an up and over door, with rear pedestrian access into the rear garden. To the rear, there is a sizable enclosed garden. The garden has a lawned area, with borders for flowers and shrubs. In addition, there are various patio seating area and a wood store. There is a useful garden store, to the rear of the garden, with a window and door.











Total area: approx. 98.1 sq. metres (1055.5 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.

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