



Calvert Close | Kippax | LS25 7EN

£380,000

Ext. Three Bedroom Detached Bungalow | Council Tax Band C | EPC Rating C

Emsleys | estate agents

*** EXTENDED THREE BEDROOM CHALET BUNGALOW * REFURBISHED & MODERNISED * THREE RECEPTION ROOMS * LARGER MASTER BEDROOM WITH EN-SUITE BATHROOM ROOM & DRESSING ROOM * LARGE REAR GARDEN ***

Located in the popular area of Calvert Close, Kippax, fully modernised and extended by the current owner, this detached chalet style bungalow presents an exceptional opportunity for comfortable modern living. With modern fixture and fittings throughout, with Oak style internal doors and new boiler fitted 2026. Three well-proportioned bedrooms, including a large master suite complete with a dressing room and sizable en-suite bathroom with four piece suite, this home is designed to cater to both relaxation and practicality.

The heart of the home is undoubtedly the recently refitted modern kitchen, which boasts a number of built-in appliances, making it a delightful space for culinary enthusiasts. The inviting lounge offers a warm atmosphere, with open plan staircase to the first floor and oak style fireplace. There are two additional reception rooms, a dining room which leads into a light and airy sun-room with a fully insulated roof, making an ideal place to sit and enjoy all year around. The family bathroom is complete with a shower over the bath and low maintenance decorations.

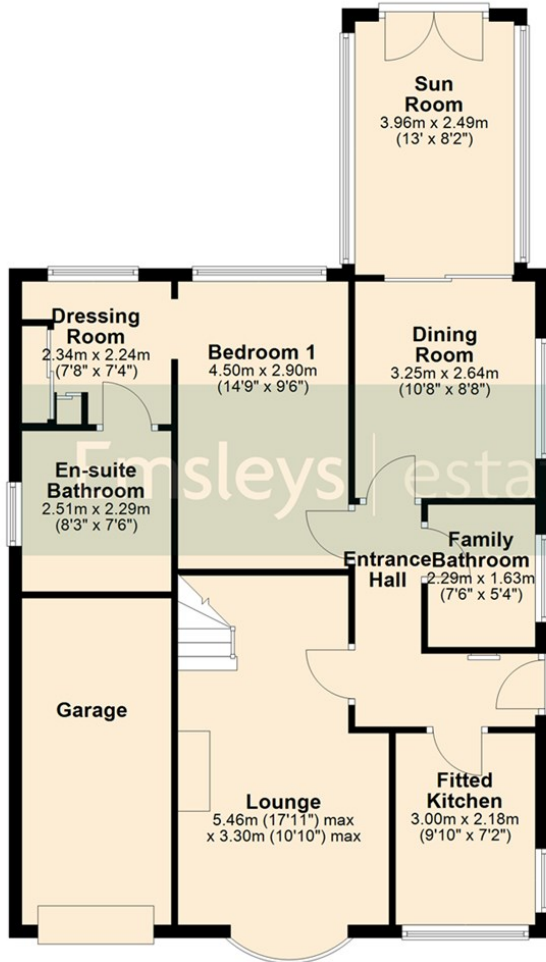
Outside, the property features a large mature garden, complete with a patio area, ideal for alfresco dining or simply soaking up the sun. The expansive garden provides a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumb with lawn, stocked borders and a generous timber summerhouse with added storage.

Additional conveniences include an attached storage garage and driveway parking for a number of vehicles, ensuring that you have ample space for off road parking and belongings. This bungalow is not just a home; it is a sanctuary that combines modern living with the tranquillity of a well-established neighbourhood.

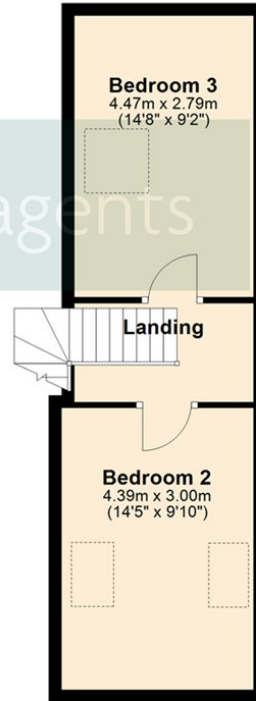




Ground Floor
Approx. 89.7 sq. metres (966.0 sq. feet)



First Floor
Approx. 28.8 sq. metres (310.4 sq. feet)



Total area: approx. 118.6 sq. metres (1276.4 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

Emsleys | estate agents