



Park Avenue | Kippax | LS25 7BN

£170,000

Three Bedroom Mid Town House | Council Tax Band A | EPC Rating TBC

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**\* THREE BEDROOM MID TOWN HOUSE \* NO CHAIN! \* LARGE REAR GARDEN \* NEW BOILER  
FITTED 2023 \* GENEROUS SIZED ACCOMMODATION \* NEEDS REFURBISHMENT & UPGRADING \***

This double-fronted three-bedroom mid town house, offered for sale in Kippax, and has NO CHAIN! The property requires renovation, presenting a clear opportunity for buyers wishing to refurbish and update a property to their own specification.

The ground floor comprises a good sized lounge with dining area with access to the large rear garden via patio doors, providing outdoor space suitable for a range of uses, including potential to extend subject to the necessary consents. There is a generous kitchen featuring built-in pantry, offering practical storage and possibility to provide an dining or breakfast area. To the first floor, the accommodation includes two double bedrooms, one with built-in wardrobes, and a single bedroom. The shower room completes the internal layout. There is street lined parking to the front, and a large mainly lawned garden to the rear, with greenhouse and garden storage.

Kippax is a well-served village within the Leeds area, with a range of local amenities including supermarket, cafés and everyday services along the high street. There are nearby schools catering for primary and secondary age groups, making the location suitable for households requiring access to education.

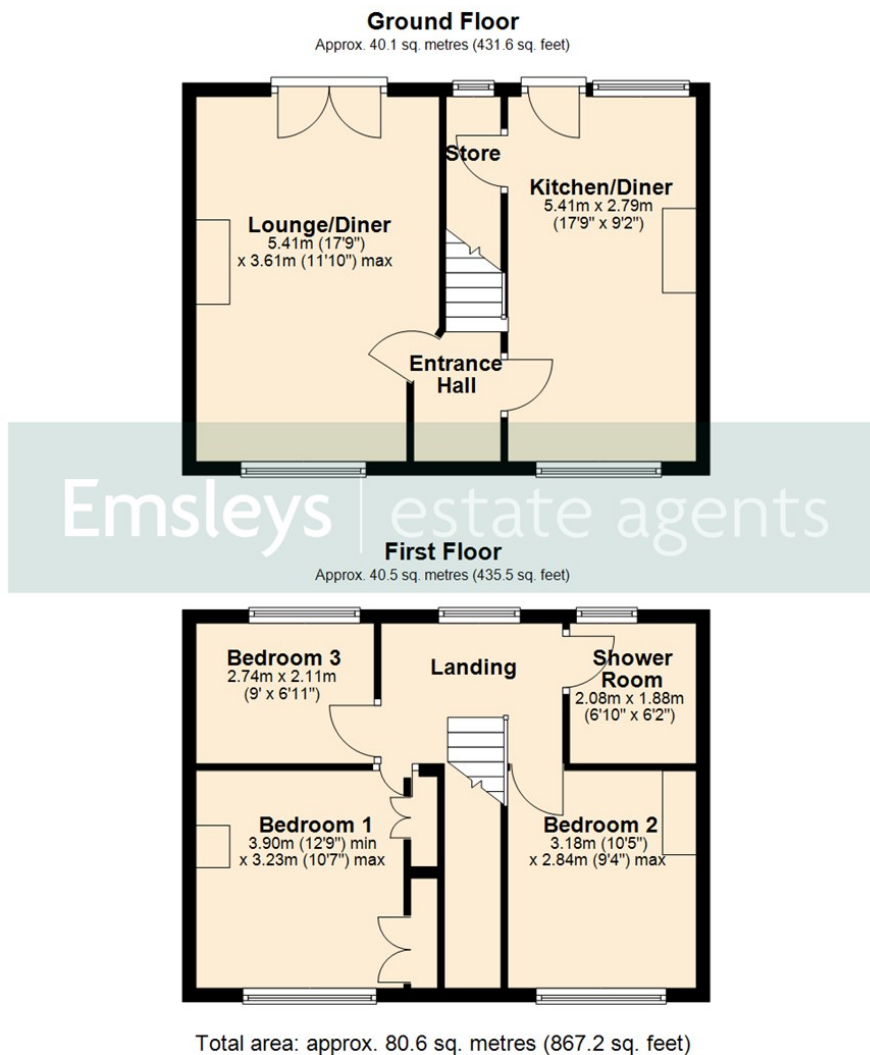
Public transport connections are available via bus routes linking Kippax with Leeds and surrounding towns. Garforth railway station is accessible by a short drive or bus journey, providing services to Leeds in around 15 minutes and to York in approximately 30–35 minutes, making this a viable base for commuters. Nearby green spaces and parks around Kippax offer walking routes and recreation areas.











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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