



Birch Grove | Kippax | LS25 7DD

£235,000

Three Bedroom End Town House | Council Tax Band B | EPC Rating TBC

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**\* MODERN STYLE THREE BEDROOM END TOWN HOUSE \* OFF ROAD PARKING \* GENEROUS ACCOMMODATION \* OPEN PLAN DINING KITCHEN WITH BUILT-IN APPLIANCES \* FOUR PIECE SUITE BATHROOM SUITE \***

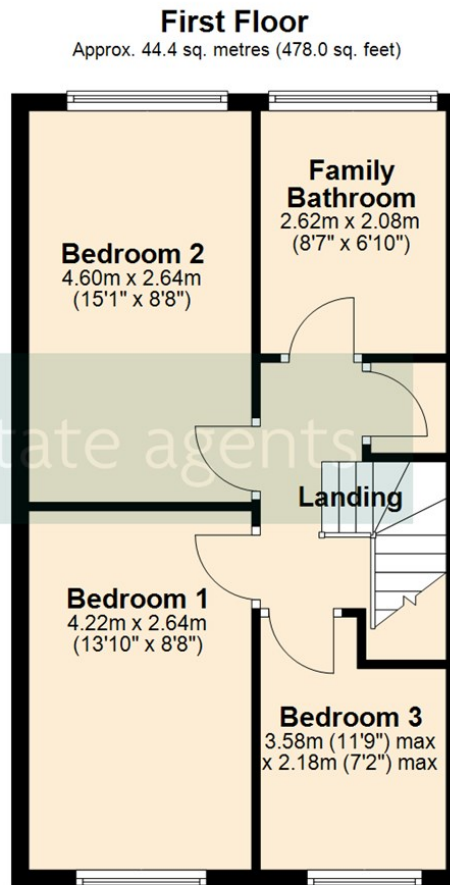
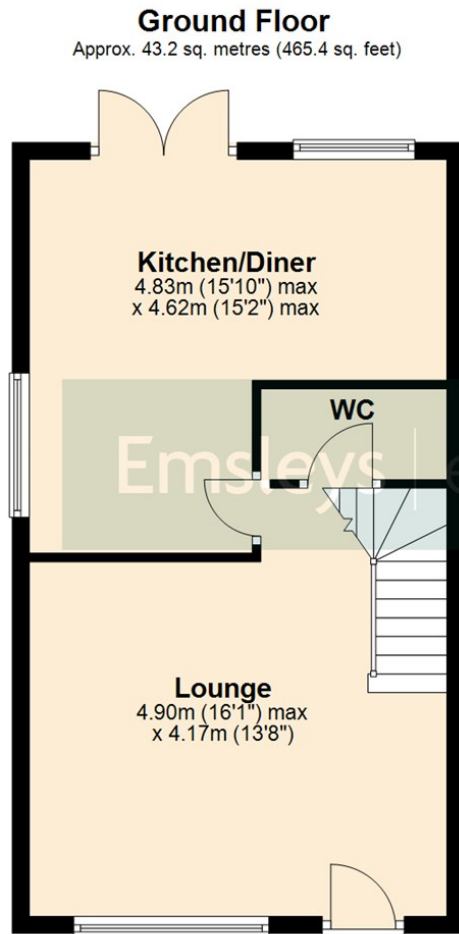
Excellent modern style three-bedroom end town house, offered for sale located in Kippax, and provides generous accommodation arranged with modern family living in mind. Benefiting from a new boiler being fitted in January 2026 which offers buyers reassurance over the central heating system, along with double-glazing, ground floor W.C and ample off road parking.

The ground floor features an open-plan lounge, which flows into an open-plan kitchen with dining space, creating a sociable layout. The kitchen is fitted with modern units and built-in cooking facilities. French doors open directly to the garden, enhancing natural light and providing an easy connection to outdoor space. A useful downstairs W.C adds practicality to the ground floor. Upstairs, the master bedroom is a double bedroom, complemented by a further double bedroom and a generous third bedroom, offering flexible sleeping or home office options. The family bathroom includes a four-piece suite, providing both bath and separate shower facilities. Parking is available to the front of the property, for two cars comfortably. The rear garden is fully enclosed, with a lawned area and paved patio seating area.

Families benefit from access to nearby schools within the local area. Green spaces and parks around Kippax and neighbouring villages provide opportunities for walking and recreation. For commuters, the property is well placed for access to Leeds and the wider region. Garforth railway stations (Garforth and East Garforth) are within a short drive, offering regular services to Leeds in around 15–20 minutes and to York in approximately 25–35 minutes, depending on service. Road links via the A63 and nearby A1(M) and M1 provide further connectivity to surrounding towns and cities

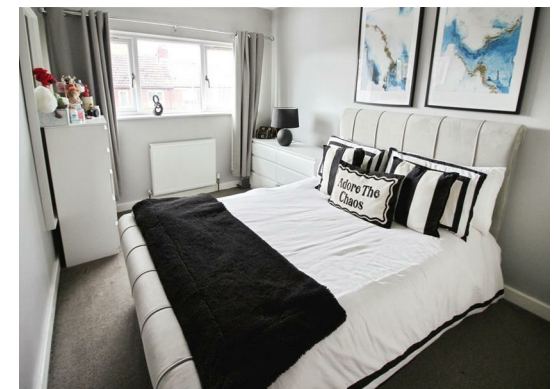






Total area: approx. 87.6 sq. metres (943.4 sq. feet)

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](http://www.emsleysestateagents.co.uk)

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