



Baildon Dene | Kippax | LS25 7FR

£270,000

Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating B

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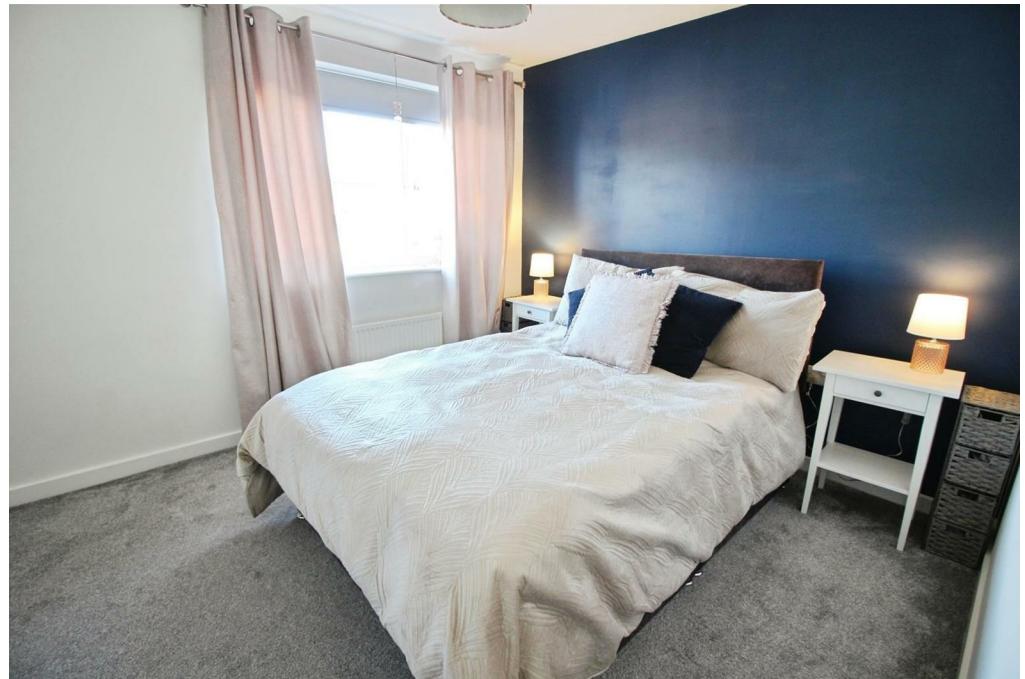
\* THREE BEDROOM SEMI-DETACHED PROPERTY \* BUILT-IN 2020 BY PERSIMMON HOMES \*  
OPEN PLAN LOUNGE/DINER/KITCHEN \* MASTER BEDROOM WITH EN-SUITE SHOWER \*  
INTEGRAL GARAGE \*

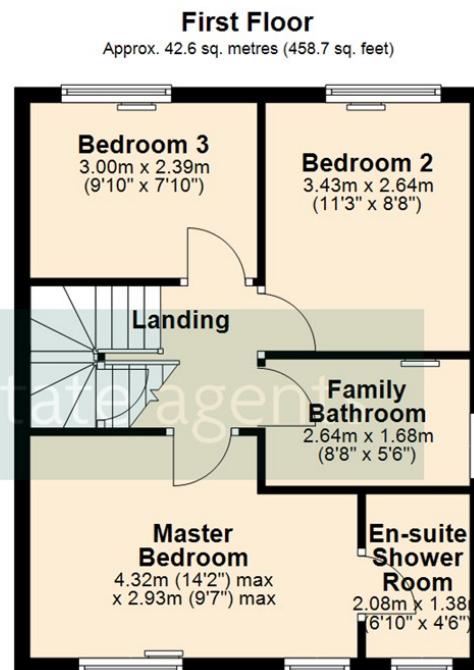
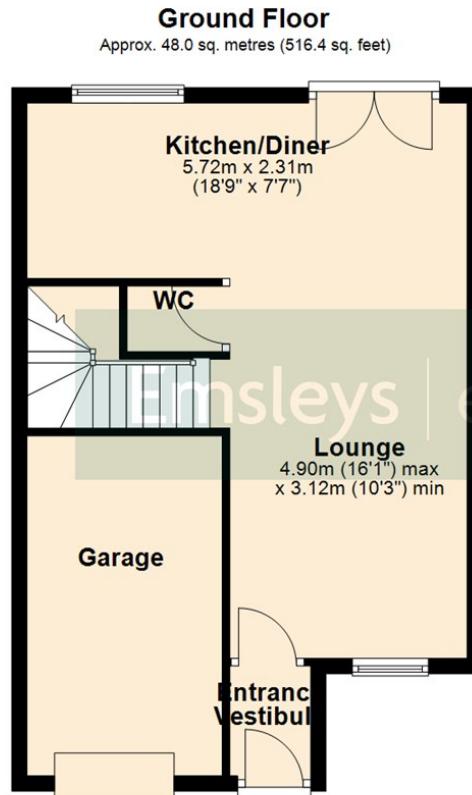
This modern three bedroom semi-detached house is for sale in Kippax. Built in 2020 by Persimmon Homes, the property is presented in fabulous condition and features open plan accommodation to suit a wide range of buyers. The open-plan ground floor space offers a lounge, dining area with garden views and direct access to the lawned garden, making it suitable for a variety of living arrangements and a real hub of the home. The open-plan modern kitchen includes built-in appliances, providing convenience for daily living.

The master bedroom benefits from an en-suite shower, while the second bedroom is a double and the third is a generous single. There is a family guest W.C. too, on the ground floor, adding to the delight of this lovely home. Further features include an integral single garage equipped with an EV charger, off road parking for two cars with a double driveway, and the remaining years of the NHBC certificate- which gives piece of mind to future buyers. The property is situated in a sought-after location within Kippax, with a range of local amenities and nearby schools such as Kippax Greenfield Primary School and Brigshaw High School.

For commuters, Kippax is within a short drive of Garforth train station, which offers regular services to Leeds, York, and Selby, with journeys to Leeds taking approximately 15 minutes. The area is also served by local bus routes connecting to Leeds city centre and surrounding areas. Residents can enjoy several local parks including Kippax Welfare Sports and Social Club, which provides sports facilities and greenspace nearby. This property offers practical living in a convenient and popular setting.







Total area: approx. 90.6 sq. metres (975.1 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.



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