



Bula Close | Kippax | LS25 7QU

£320,000

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

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\*THREE BEDROOM DETACHED FAMILY HOME \* DINING KITCHEN WITH BUILT IN APPLIANCES \* EN-SUITE TO MASTER BEDROOM \* INTEGRAL GARAGE \* DRIVEWAY PARKING \*

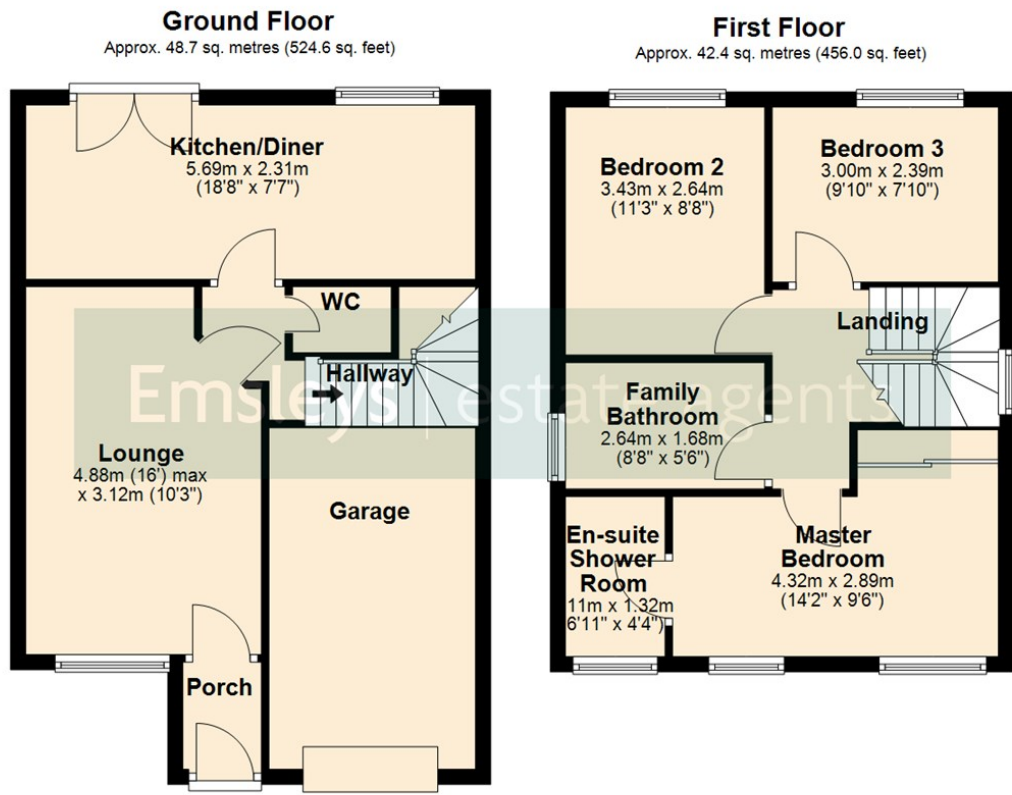
Well maintained and well-presented three-bedroom detached house, located within the popular village of Kippax. Built in 2018 and built by Persimmon homes, and benefiting from a remaining NHBC certificate. This property provides modern, well-planned accommodation with practical features for contemporary living.

The ground floor features an open-plan kitchen with dining space and built-in appliances, creating a sociable area for everyday use and access into the garden via French doors. There is lounge to the front with useful porch off. In addition to the ground floor accommodation, there is also a guest w.c – an essential family addition. There is a modern bathroom suite to the first floor, together with a double master bedroom with room for a dressing table and has en-suite facilities and built-in wardrobes. There are two further double bedrooms, offering flexible use for family, guests or home working. Externally, the house includes an integral single garage, driveway parking and two EV chargers. The enclosed rear garden features a lawn and composite decking, providing an excellent outdoor space.

Kippax offers a range of local amenities including shops, cafés and pubs along the high street, as well as access to nearby green spaces and countryside walks. Families benefit from several primary and secondary schools in the wider LS25 area.

For commuters, Garforth and Castleford train stations are both accessible by car, offering regular services to Leeds, York and other West Yorkshire destinations, with journey times to Leeds typically around 15–20 minutes. Road links are convenient, with the A63 and A1(M) within easy reach, providing routes towards Leeds, York, Wakefield and beyond.





Total area: approx. 91.1 sq. metres (980.6 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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