

# Park Row

The proactive estate agent



**Malkiln Lane, Kippax, Leeds, LS25 7AZ**

**Offers In Excess Of £160,000**



**\*\* TERRACED HOME \*\* TWO BEDROOMS \*\* ENCLOSED REAR GARDEN \*\* GREAT FOR FIRST TIME BUYERS  
\*\* GOOD FOR INVESTORS \*\* WELL-PRESENTED \*\* CELLAR \*\* OFF STREET PARKING \***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO  
BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



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## INTRODUCTION

Nestled on Maltkiln Lane in the charming village of Kippax, Leeds, this delightful terraced cottage presents an excellent opportunity for first-time buyers and investors alike. With two well-proportioned bedrooms and a comfortable reception room, this home is both inviting and practical, making it an ideal choice for those seeking a cosy retreat.

The property boasts a well-maintained interior, ensuring that you can move in with ease and start enjoying your new home right away. The inclusion of a cellar adds a unique touch, offering ample potential for additional storage or even a creative project, allowing you to tailor the space to your needs.

Step outside to discover an enclosed rear garden that is not only private but also very easy to maintain, providing a perfect spot for relaxation or outdoor entertaining. The convenience of off-street parking further enhances the appeal of this lovely cottage, making it a practical choice for busy lifestyles.

Overall, this terraced home on Maltkiln Lane is a wonderful blend of comfort, potential, and convenience, making it a must-see for anyone looking to settle in the vibrant community of Kippax. Don't miss the chance to make this charming property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with double glazed glass panels within which leads into;

### LOUNGE

13'11" x 11'8" (4.25 x 3.58)

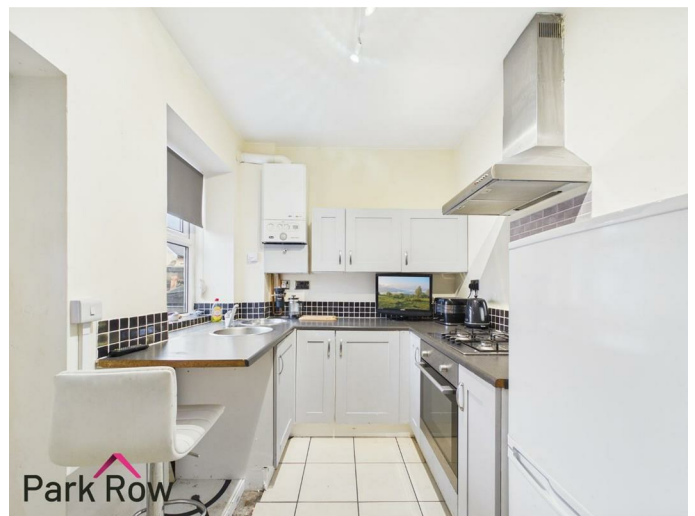


A double glazed window to the front elevation, a central heating radiator and a door which leads into;



### KITCHEN

10'8" x 6'10" (3.27 x 2.09)



A double glazed window to the rear elevation, white shaker-style wall and base units surrounding, roll-edge laminate worktop, a circular stainless steel sink with chrome taps over, a four ring gas hob with a built in extractor fan over and tiled splashback, a built in oven, tiled splashback, space for a freestanding fridge/freezer, white vertical radiator,



## BEDROOM ONE

14'2" x 9'3" (4.34 x 2.84)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads to a storage area.



## LOWER GROUND FLOOR

### CELLAR

(10'0" x 8'6") + (7'7" x 7'11") ((3.05 x 2.60) + (2.32 x 2.42))

## FIRST FLOOR ACCOMMODATION

### LANDING

2'6" x 2'6" (0.78 x 0.77)



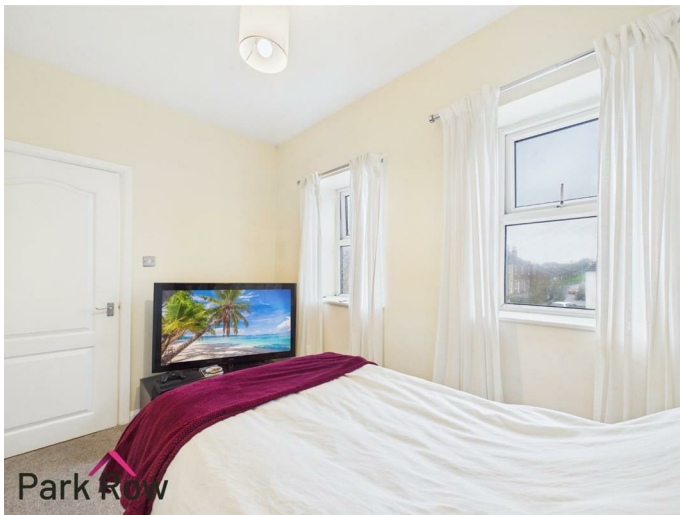
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## BEDROOM TWO

10'9" x 7'1" (3.30 x 2.16)



Two double glazed window to the rear elevation and a central heating radiator.



## BATHROOM

3'4" x 4'7" (1.02 x 1.40)



A white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a glass shower screen, tiled to two walls around the bath, and a chrome towel rail.

## EXTERIOR

### FRONT



Accessed directly from the street.



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## REAR



Accessed via the pedestrian gate at the rear boundary and the external door in the kitchen, there is a ramped access from the pedestrian gate, with a border to either side of the ramp, the rest of the garden is laid with flags and has space for a shed.



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## AERIAL



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are

unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRAC & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: A

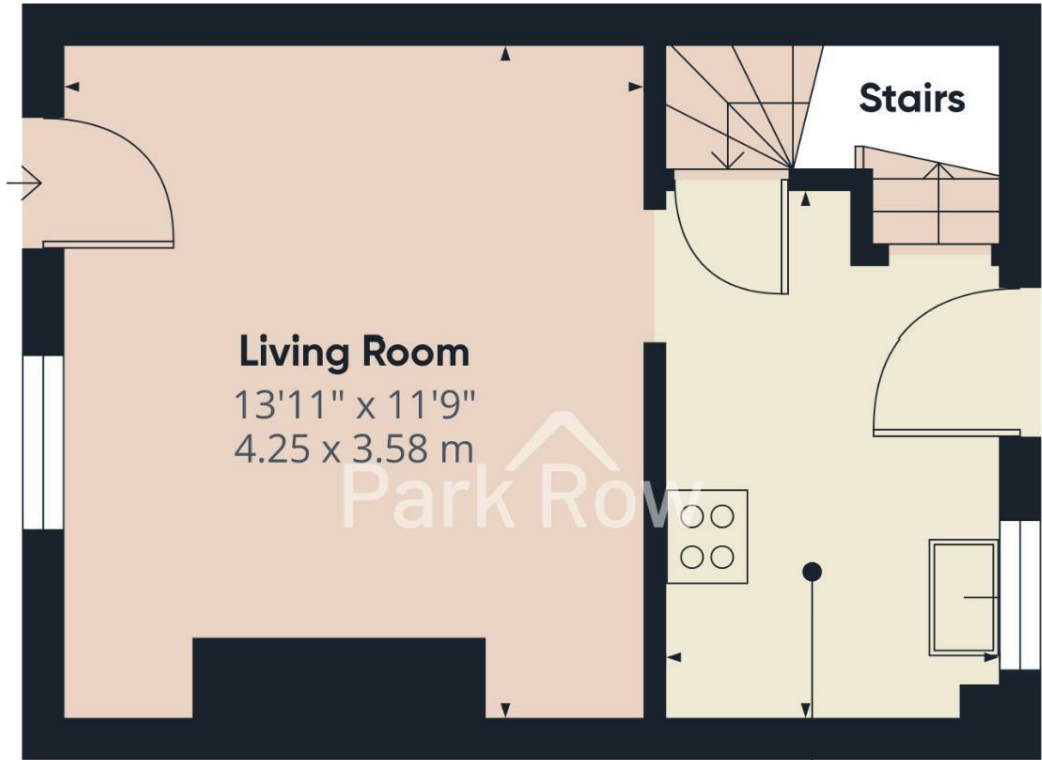
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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Approximate total area<sup>(1)</sup>  
231 ft<sup>2</sup>  
21.5 m<sup>2</sup>

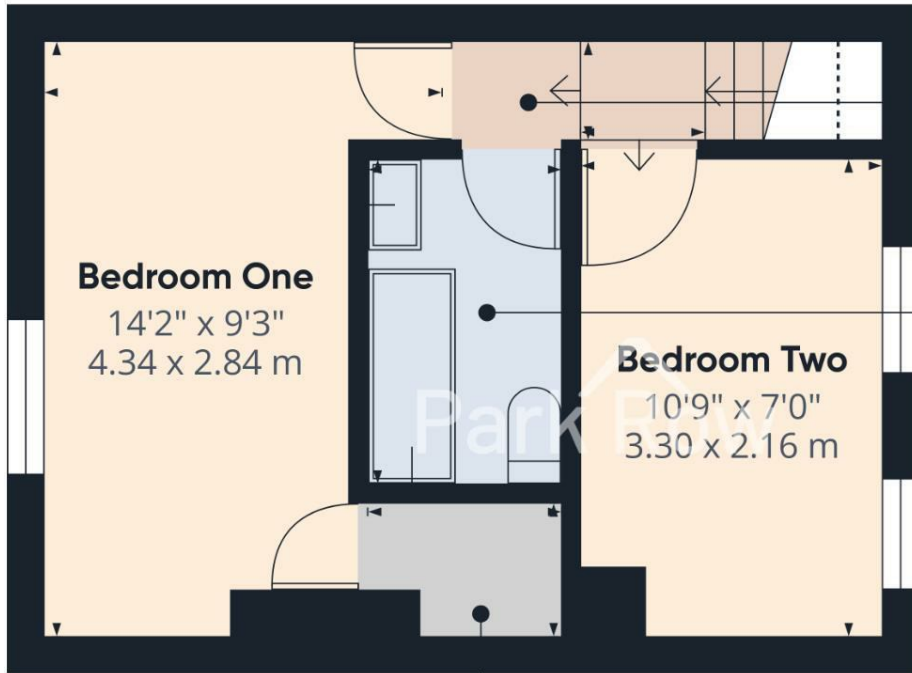
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



**Bedroom One**  
14'2" x 9'3"  
4.34 x 2.84 m

**Bedroom Two**  
10'9" x 7'0"  
3.30 x 2.16 m

**Landing**  
2'6" x 2'6"  
0.77 x 0.78 m

**Bathroom**  
7'5" x 4'5"  
2.27 x 1.35 m

3'4" x 4'6"  
1.02 x 1.40 m

**Approximate total area<sup>(1)</sup>**  
238 ft<sup>2</sup>  
22.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100 energy efficient - lower running costs	82-85	A		Highly environmentally friendly - lower CO <sub>2</sub> emissions	82-85	A	
91-97	B		83	Environmentally friendly - lower CO <sub>2</sub> emissions	86-91	B	
82-90	C		63	Decent - lower CO <sub>2</sub> emissions	86-91	C	
69-81	D			Some improvements needed - lower CO <sub>2</sub> emissions	82-85	D	
55-68	E			Needs some improvements - lower CO <sub>2</sub> emissions	79-81	E	
41-54	F			Needs significant improvements - lower CO <sub>2</sub> emissions	71-78	F	
21-40	G			Needs urgent improvements - lower CO <sub>2</sub> emissions	1-70	G	
Not energy efficient - higher running costs	1-20			Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	