



Stoneacre
Properties



The Drive, Leeds, LS25 7NQ

£225,000

Located in the charming village of Kippax is this beautifully presented semi-detached house that offers a delightful blend of comfort and convenience. Located in a prime area, residents will find themselves just a stone's throw away from local schools and the high street, making it an ideal choice for families and professionals alike. The heart of the home is undoubtedly the inviting kitchen/diner, which boasts easy access to a practical utility area, ensuring that daily chores are a breeze. The conservatory is a lovely addition that seamlessly connects the indoor space to the unusually large garden, perfect for outdoor gatherings or simply enjoying the fresh air. The property features three generously sized bedrooms, each offering a comfortable retreat. The well-appointed bathroom caters to the needs of the household with ease. To the front of the house, a driveway provides off-street parking, enhancing the overall appeal of this wonderful home. With its attractive presentation and spacious layout, this semi-detached house in Kippax is a rare find and is sure to attract interest from those seeking a welcoming and well-located residence. Don't miss the opportunity to make this delightful property your new home.

Entrance Hall



To the front is an external door. Staircase leading to first floor. Alarm panel. Tall central heating radiator.

Lounge



To the front is a double glazed window. Central heating radiator. In addition there is a built in media wall.

Kitchen/Diner



Spacious kitchen/diner that is a great space for a family to dine or entertain. Fitted with a modern range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for Range style cooker and American fridge/freezer. Large area ideal for a dining table plus additional breakfast bar. Access into conservatory, utility and lounge.

Utility



Plumbing for washing machine. Space for dryer. External door to side.

Conservatory



Doors leading out to the garden.

First Floor Landing

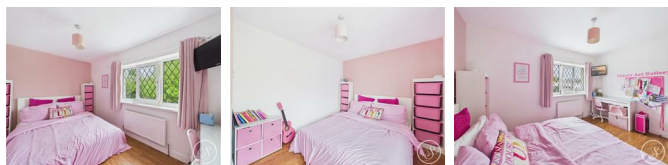
Access to loft via a pull down ladder. The loft is boarded and benefits from power and light.

Bedroom One



To the front is a double glazed window. Central heating radiator and built in storage cupboard.

Bedroom Two



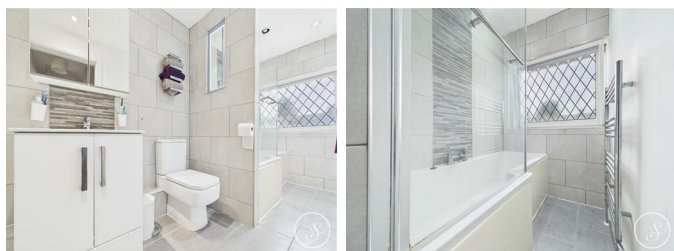
To the rear is a double glazed window. Central heating radiator.

Bedroom Three



To the rear is a double glazed window. Central heating radiator.

Bathroom



Fitted with a white suite comprising: bath with shower over, vanity wash hand basin and wc. In addition there is tiling, heated towel rail and a double glazed window.

External



To the front is off street parking. To the side is access into the rear garden. The rear garden is of a great size and unusually large for the area. The garden is mainly laid to lawn and provides a great space for children to play or family gatherings.

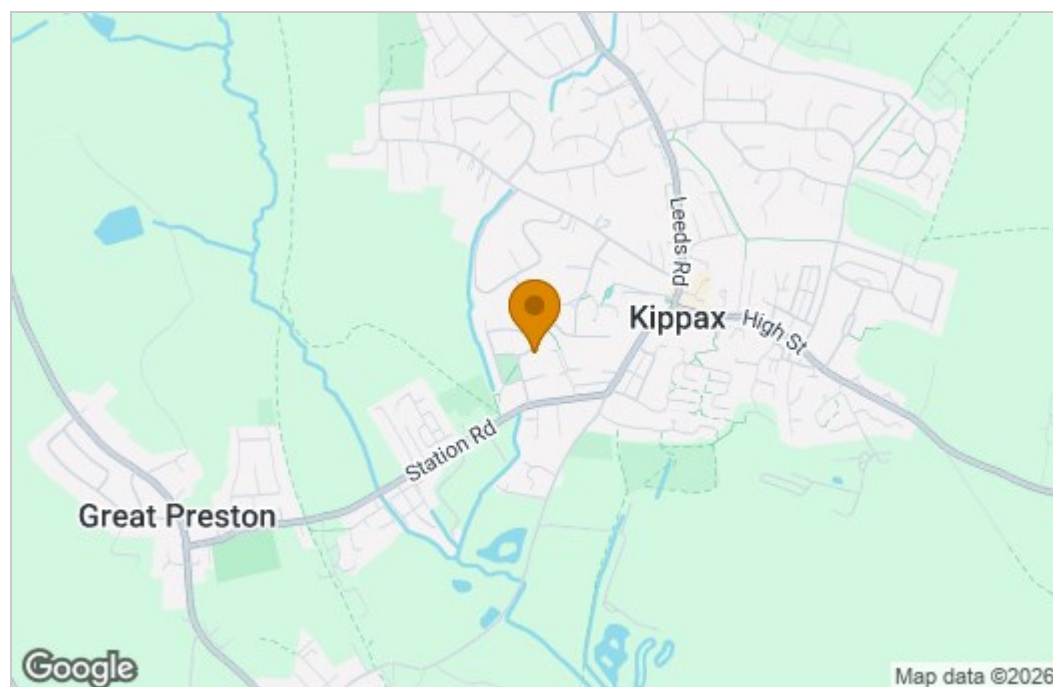
Agent Note

Please note that we have been advised that this property is a Wimpey No-Fines construction. (Non Standard construction)

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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