

HUNTERS®

HERE TO GET *you* THERE

39 Helena Street, Kippax, Leeds, LS25 7LH

Offers Over £280,000

Property Images



Property Images



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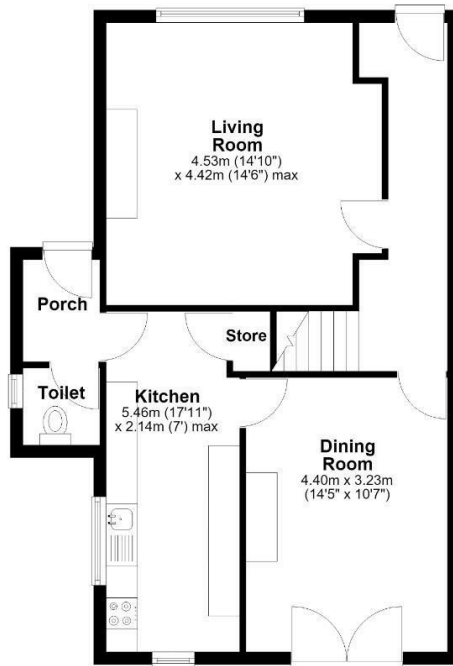
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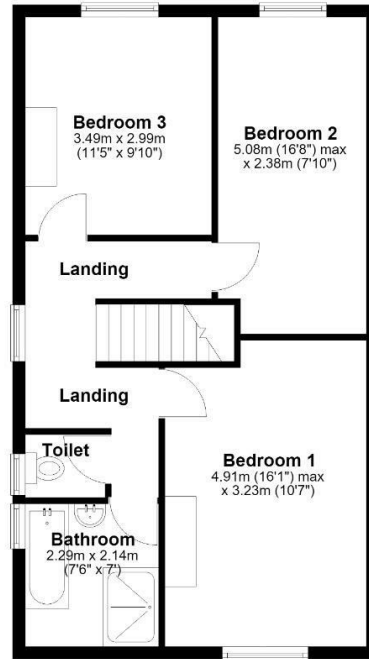
Ground Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

EPC

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		
	65	78
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

THE SETTING:

Kippax is very much a bustling commuter village. Its proximity to the A1/M1/M62 means that many residents now commute to Leeds, Castleford, London, Wakefield or York. The high street has a mix of independent butchers, grocers and newsagents and a small Co-op store. There are many local, well regarded schools in the area and its easy access to neighbouring countryside, as well as the local towns, makes it a really sought after place to live.

THE PROPERTY:

This property has undergone a refurbishment by the current owners including newly fitted flooring throughout and fresh decor making it a home you can move straight into.

As you enter the property via the side porch, you're greeted with a great cloakroom area for storing coats, shoes and bags. You enter the kitchen through the porch which features a range of base and wall units with wood effect doors and complimentary chrome handles.

The kitchen has space for a fridge freezer, freestanding cooker and washing machines. Laminate grey worktops and laminate flooring complete the kitchen. There are 2 reception rooms with this property, which offer versatile options for family living.

Currently the dining room sits just off the kitchen and has ample space for a family dining table but could also be used as a space to work from home or a children's playroom. This room also features a fireplace ideal for cosy evenings and patio doors provide access out to the rear garden. The living room is also really generous in size providing ample space for furniture.

Upstairs are 3 spacious double rooms with large windows and tall ceilings. These provide ample space for beds and wardrobes. The bathroom features a white suite with shower cubicle, bath and handwash basin, floor to ceiling tiles compliment the room. A separate WC is just off the bathroom.

OUTSIDE SPACE:

This property benefits from a generous corner plot. To the front of the property is a driveway that could easily be adapted with a dropped kerb with permission from the local authority and a pebbled front buffer garden. To the side is a further tarmac space with outbuilding and to the rear there is a lawned area perfect for children to play, raised decking ideal for dining al fresco and outbuildings. The garden space is a real selling point of this property.

In summary, viewing is essential to appreciate the space and style of property we have on offer. Arrange a viewing early to avoid disappointment.

HUNTERS are delighted to introduce to the market this 3 bedroom detached property ideally situated in the sought-after village of Kippax.

Briefly comprising; entrance porch, kitchen, dining room, living room, 3 bedrooms, bathroom and WC.

This property needs to be viewed to be fully appreciated.

Features

- DETACHED PROPERTY SET IN CORNER PLOT • GREAT LOCATION IN SOUGHT AFTER VILLAGE • PERFECT FAMILY HOME • 3 GOOD SIZED BEDROOMS • NO CHAIN • 2 RECEPTION ROOMS • ENCLOSED GARDEN • FREEHOLD • COUNCIL TAX BAND C • EPC RATING D