

... Your proactive estate agent



**Ash Court, Kippax, Leeds, LS25 7AA**  
**Offers Over £300,000**





**\*\* SOUTH-FACING, ENCLOSED REAR GARDEN \*\* UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR \*\*** Situated in the sought after town of Kippax, this End Terrace family home, finished to a high specification, briefly comprises: Hallway, Ground Floor W.C, Kitchen Diner and Lounge. To the First Floor: Master Bedroom with En-Suite, a further double Bedroom and Family Bathroom. To the Second Floor are two further double bedrooms and a Shower Room. Externally, the property benefits from ample allocated off-street parking to the front, set within a gated development, with a fully enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**



### **Ground Floor Accommodation - Entrance**

Composite panel effect door with top section having double glazed frosted panel to the front elevation, leading through into:

#### **Hall**

**5.61m x 1.25m (18'4" x 4'1")**

Staircase leading to the First Floor Accommodation with balustrade, spindles and under stairs storage cupboard. Tiled flooring, underfloor heating control panel and oak doors leading off.

#### **Ground Floor W.C**

**1.78m x 0.91m (5'10" x 2'11")**

White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over, set into white high gloss, floating vanity unit. UPVC double glazed window to the front elevation and extractor fan. The walls are tiled to mid height, and includes tiled flooring.

#### **Kitchen Diner**

**4.44m x 2.81m (14'6" x 9'2")**

Range of 'Shaker' style base and wall units with pewter handles. Granite effect sink and drainer with a chrome mixer tap over, set into wood effect laminate worksurface, with tiled splashback. Integrated appliances include: electric oven, microwave, ceramic hob, extractor fan, fridge, freezer, dishwasher and washing machine. UPVC double glazed windows to the front and side elevations. Tiled flooring.

#### **Lounge**

**4.95m x 4.19m (16'2" x 13'8")**

UPVC double glazed patio doors to the rear elevation. Further uPVC double glazed windows to the rear and side elevations. Television points and underfloor heating control panel.

### **First Floor Accommodation - Landing**

Staircase leading to the Second Floor Accommodation with balustrade and spindles. Central heating radiator and oak doors leading off.

#### **Bedroom One**

**4.60m x 2.80m (15'1" x 9'2")**

UPVC double glazed windows to the front and side elevations. Central heating radiator, television point and door leading through into:

#### **En-Suite**

**2.04m x 1.83m (6'8" x 6'0")**

Walk-in shower cubicle with chrome trimmed screen, housing chrome shower and alcove storage areas. White low flush w.c with hidden cistern and chrome controls and white wash hand basin with chrome mixer tap over; both set into vanity unit. UPVC double glazed frosted window to the front elevation. The room is tiled in the shower area to ceiling height, with the rest of the room being tiled to mid height and incorporates tiled flooring. Chrome heated towel rail, electric shaver point and extractor fan.

#### **Bedroom Two**

**4.28m x 2.80m (14'0" x 9'2")**

UPVC double glazed windows to the rear and side elevations. Central heating radiator and television point.

#### **Family Bathroom**

**2.13m x 2.05m (6'11" x 6'8")**

Freestanding white bath with freestanding chrome mixer tap, incorporating shower attachment. White low flush w.c with chrome fittings. White wash hand basin with chrome

mixer tap, set into vanity unit. The room is tiled on all walls to mid height and incorporates tiled flooring. UPVC double glazed frosted window to the rear elevation. Chrome heated towel rail, electric shaver point and extractor fan.

### **Second Floor Accommodation - Landing**

Loft access and oak doors leading off.

#### **Bedroom Three**

**3.95m x 2.92m (12'11" x 9'6")**

Twin double glazed skylight windows to the front elevation. Television point, central heating radiator and eaves storage.

#### **Bedroom Four**

**2.99m x 2.63m (9'9" x 8'7")**

Twin double glazed skylight windows to the rear elevation. Television point, central heating radiator and eaves storage.

#### **Shower Room**

**2.21m x 1.09m (7'3" x 3'6")**

Walk-in shower cubicle, housing chrome shower. White low flush w.c with hidden cistern and chrome controls and white wash hand basin with chrome mixer tap over; both set into vanity unit. UPVC double glazed frosted window to the front elevation. The room is tiled in the shower area to ceiling height, with the rest of the room being tiled to mid height and incorporates tiled flooring. Chrome heated towel rail, electric shaver point and extractor fan.

#### **Exterior - Front**

Storm porch and electric vehicular charging point. 'Indian' stone flagged pathway with AstroTurf garden sections. Communal parking area accessed by wrought iron and timber gates.

## Rear

Twin outside lamps with 'Indian' stone flagged pathway and laid to lawn garden section. The boundaries are defined by timber fence and timber posts.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold  
Local Authority: Leeds Council  
Tax Banding: D

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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains

Broadband: Fibre (FTTP Ultrafast)  
Mobile: 5G (O2, Lycamobile, EE)

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.

## 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.

## 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.

## 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.

## 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.

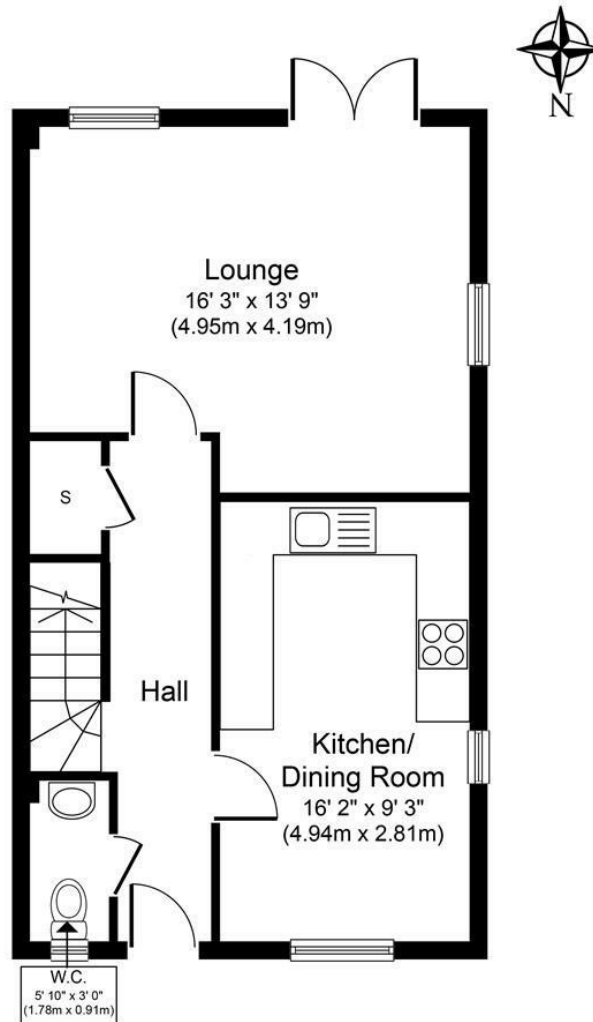
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

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

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**487 sq. ft.**  
**(45.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**T** 01977 791133

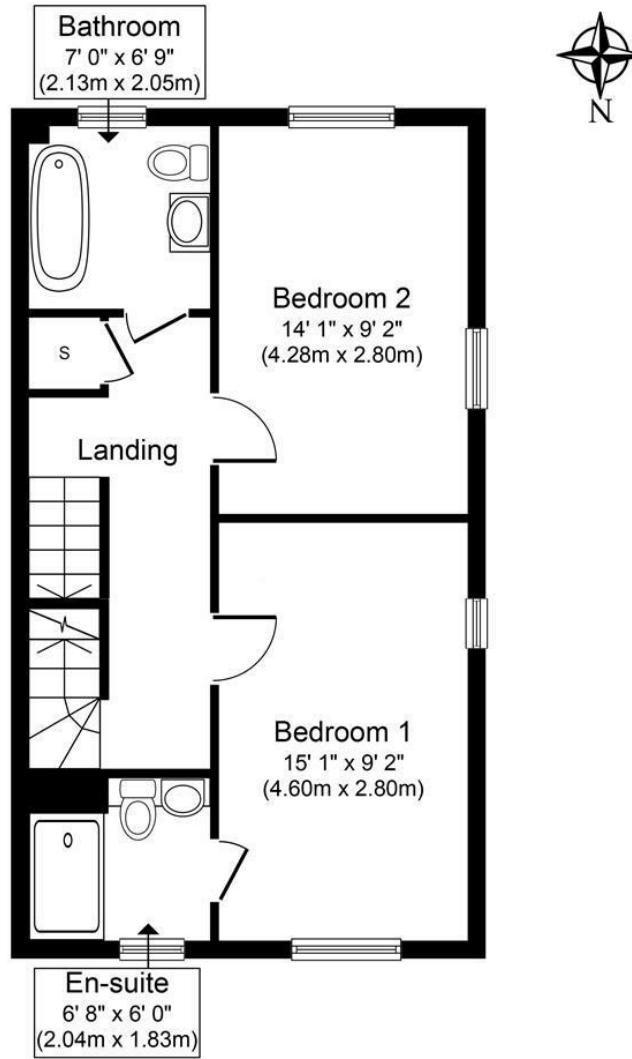
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)







**First Floor**  
Approximate Floor Area  
486 sq. ft.  
(45.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

