



BRAMHAMS YARD,
KIPPAX, LEEDS, LS25
7AS
£119,950

1 Bedroom House

LINLEY &
SIMPSON

CHARMING CHARACTER COTTAGE. Available for sale CHAIN FREE is this lovely classic English Cottage in the village of Kippax. With nice sized rooms in a cosy setting off the high street; this deceptive house is a real little gem. Call today to avoid missing out.

Kippax is a lovely little village in the heart of Yorkshire located to the south of Garforth in East Leeds. Kippax's history is rich and long; today its bustling high street with a plethora of shops, pubs, bars and eateries makes Kippax an ideal little village with all the amenities one would ever need. Although leaving Kippax is not necessary, it is easy with it being well connected via bus and road routes including easy access to both the M1 and A1 roads. Brilliant primary schools are also a reason to buy in Kippax and they regularly obtain an 'Outstanding' Ofsted report.

Ground Floor

Entrance

Main entrance into the house is into the ground floor reception room.

Living/ Dining Room

The main reception room in the house is this lovely, large living/ dining room. The room is well illuminated by the front facing window that is not overlooked on the quiet street. This is a nice cosy-feeling room with wooden panelling and beamed ceilings on top of the nice laminate wooden flooring.

Kitchen

The kitchen is located to the rear of the living/ dining room and as such has a nice feeling of natural division in the house. There are wall and base units and ample worktop spaces as well as plumbing for a washing machine and space for a fridge freezer too. There is a rear external door that leads to the rear garden and outhouse.

First Floor

Main Bedroom

The master bedroom on the first floor and is a front-facing, large double bedroom. This is a nice, bright room with impressive internal space for furnishings. Like the living room, there are panelled and beamed walls and ceilings. This cottage oozes character and charm.

House Bathroom

The house bathroom is located on the first floor and benefits from a full-sized bath, toilet and hand basin all installed to a high standard with tasteful wall and floor tiling.

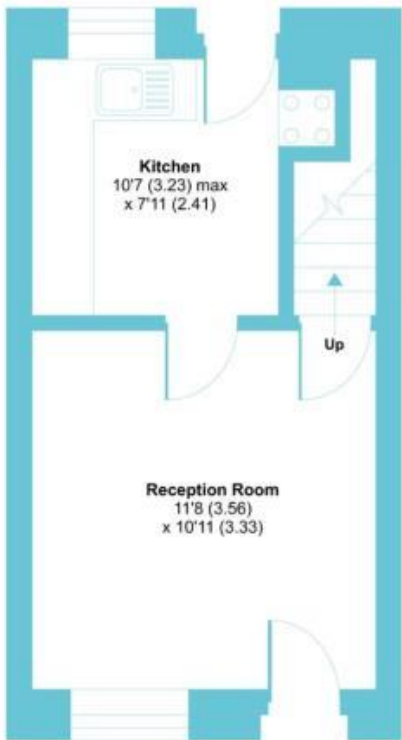
External

To the rear of the house there is a shared garden which is a nice quiet place to sit out in summer and enjoy the peaceful neighbourhood outside.

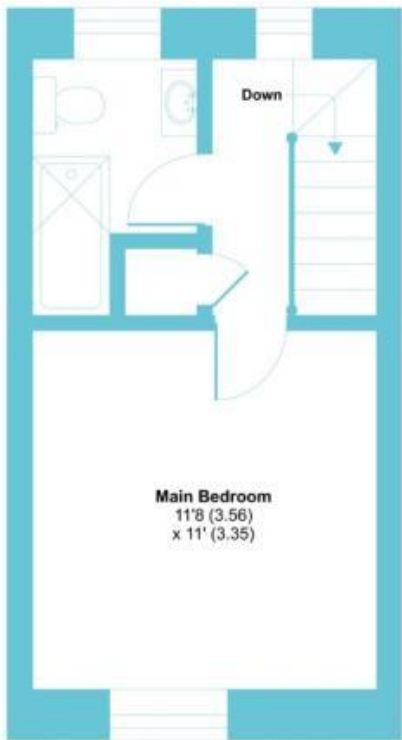


Bramhams Yard, Kippax, Leeds, LS25

Approximate Area = 456 sq ft / 42.4 sq m
For identification only - Not to scale



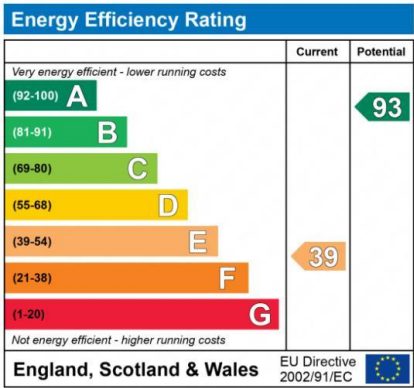
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Linley & Simpson. REF: 798296



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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