

Mike  
**Dobson**



**45 Lime Tree Crescent**

Kippax, Leeds, LS25 7BH

**O.I.R.O £175,000**

# 45 Lime Tree Crescent

A three bedroom semi-detached property, located within walking distance of local amenities as well as having easy access to the A1/M1 motorway.

The accommodation briefly comprises: entrance hall, lounge, kitchen, dining room, side entrance with ground floor WC and two store rooms, three bedrooms to the first floor and bathroom/WC. In addition, the property has PVCu double glazed windows, composite entrance doors to the front, gas central heating, storage cupboards to bedrooms two and three and three piece bathroom suite.

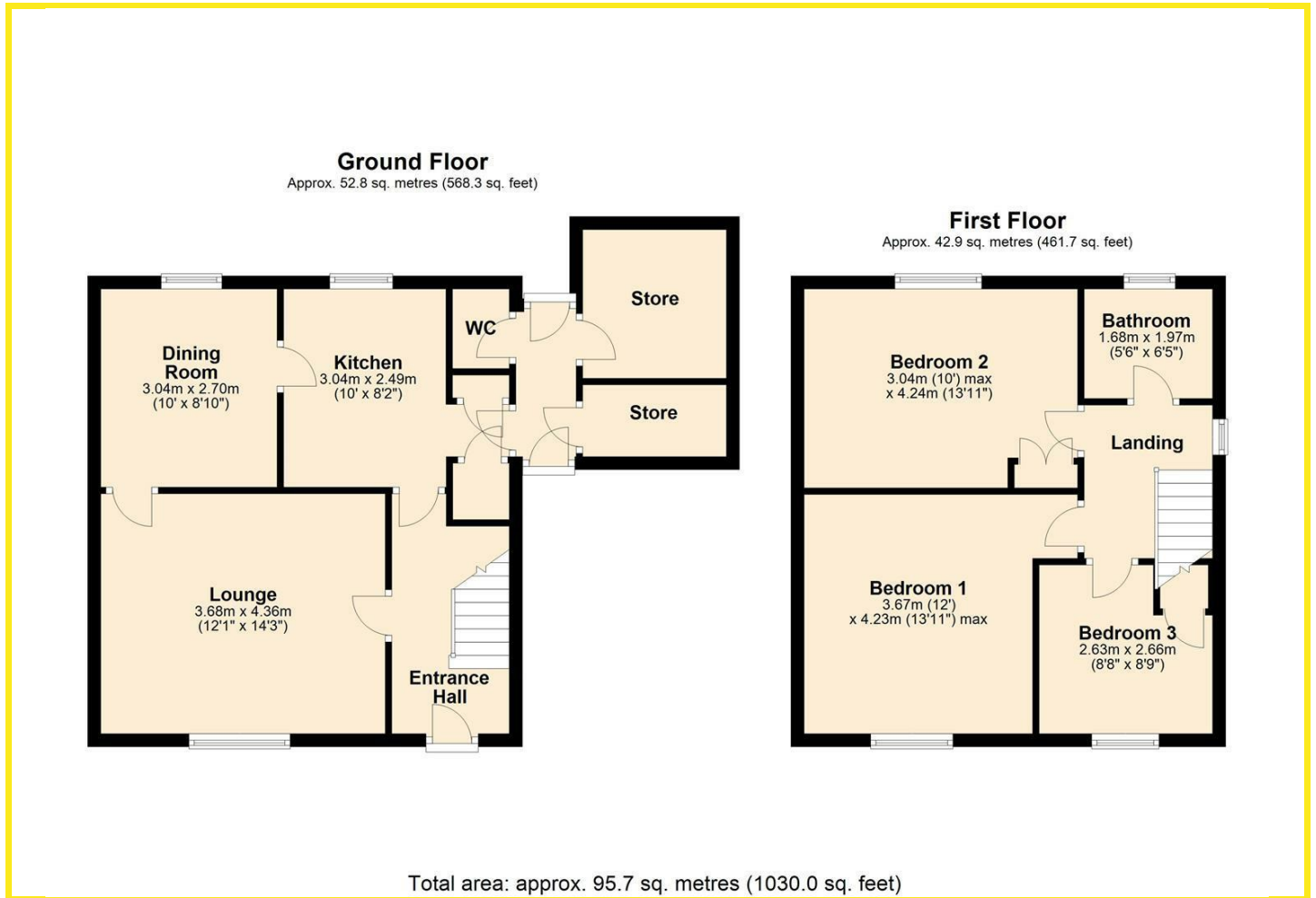
Outside, to the front of the property is a lawned garden with plants and shrubs to the borders and a shared driveway. To the rear is a private and enclosed garden enjoying views of the fields beyond and having a paved patio seating area and lawn with an abundance of plants, trees and shrubs to the borders.

The property does require modernisation which is reflected in the price, but it must be viewed to see the potential it has to offer.

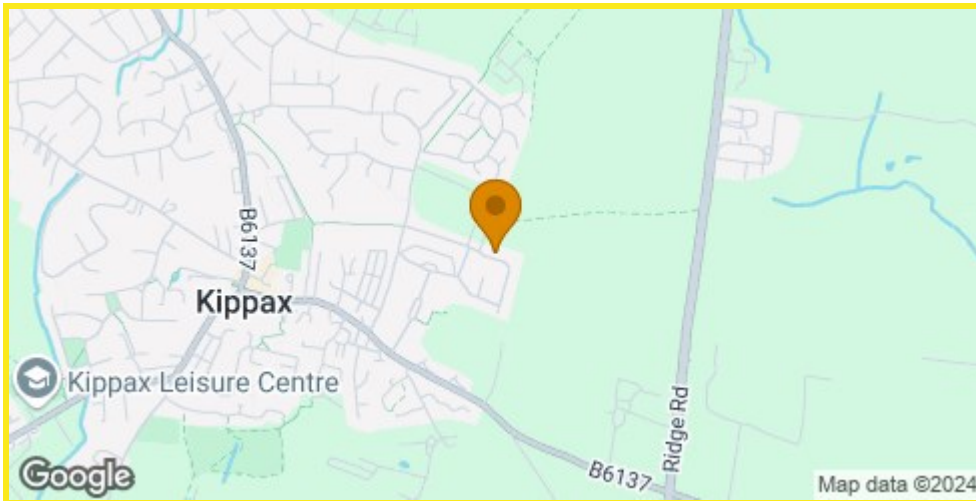




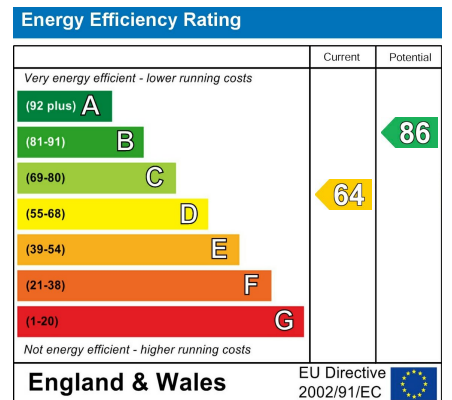
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street, taking the fourth left onto Gibson Lane, first right onto Cliff Crescent which then becomes Coronation Avenue, at the 'T' junction turn left onto Lime-Tree Crescent where the property can be found on the right hand side as indicated by the agents board.

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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