

Mike
Dobson



23 Ashgrove Croft
Kippax, Leeds, LS25 7RB

£360,000

23 Ashgrove Croft

Welcome to Ashgrove Croft, a charming property located in the picturesque area of Kippax. This delightful detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there is ample space for everyone to enjoy.

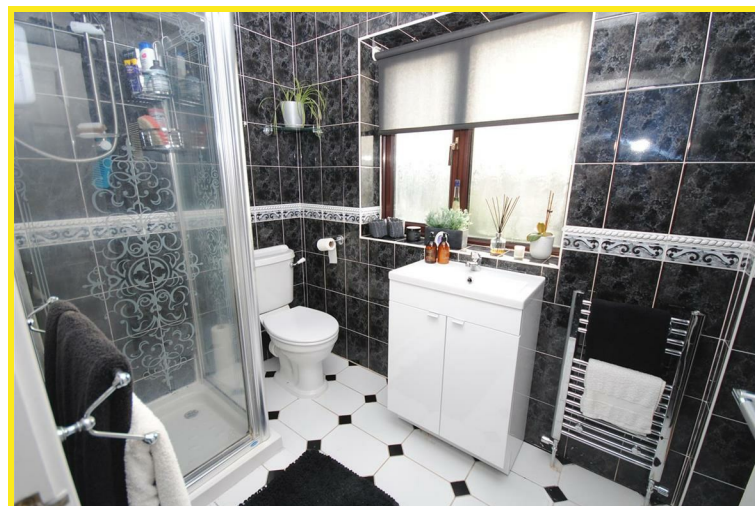
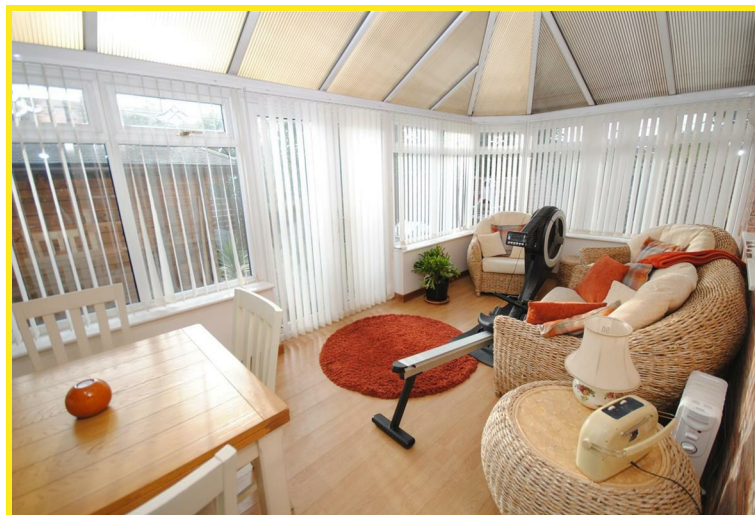
The property features two modern bathrooms, ensuring convenience and comfort for all residents. You'll appreciate the convenience of parking for three vehicles, making coming home a breeze.

Stay warm and cosy during the colder months with the gas central heating, while the PVCu double glazing helps keep the property energy efficient, along with the solar panels. The re-fitted kitchen with integrated appliances is a chef's dream, offering both style and functionality.

Relax and unwind in the re-fitted white bathroom suite, adding a touch of luxury to your daily routine. Additionally, the summerhouse with power provides a versatile space that can be used as a home office, gym, or simply a peaceful retreat.

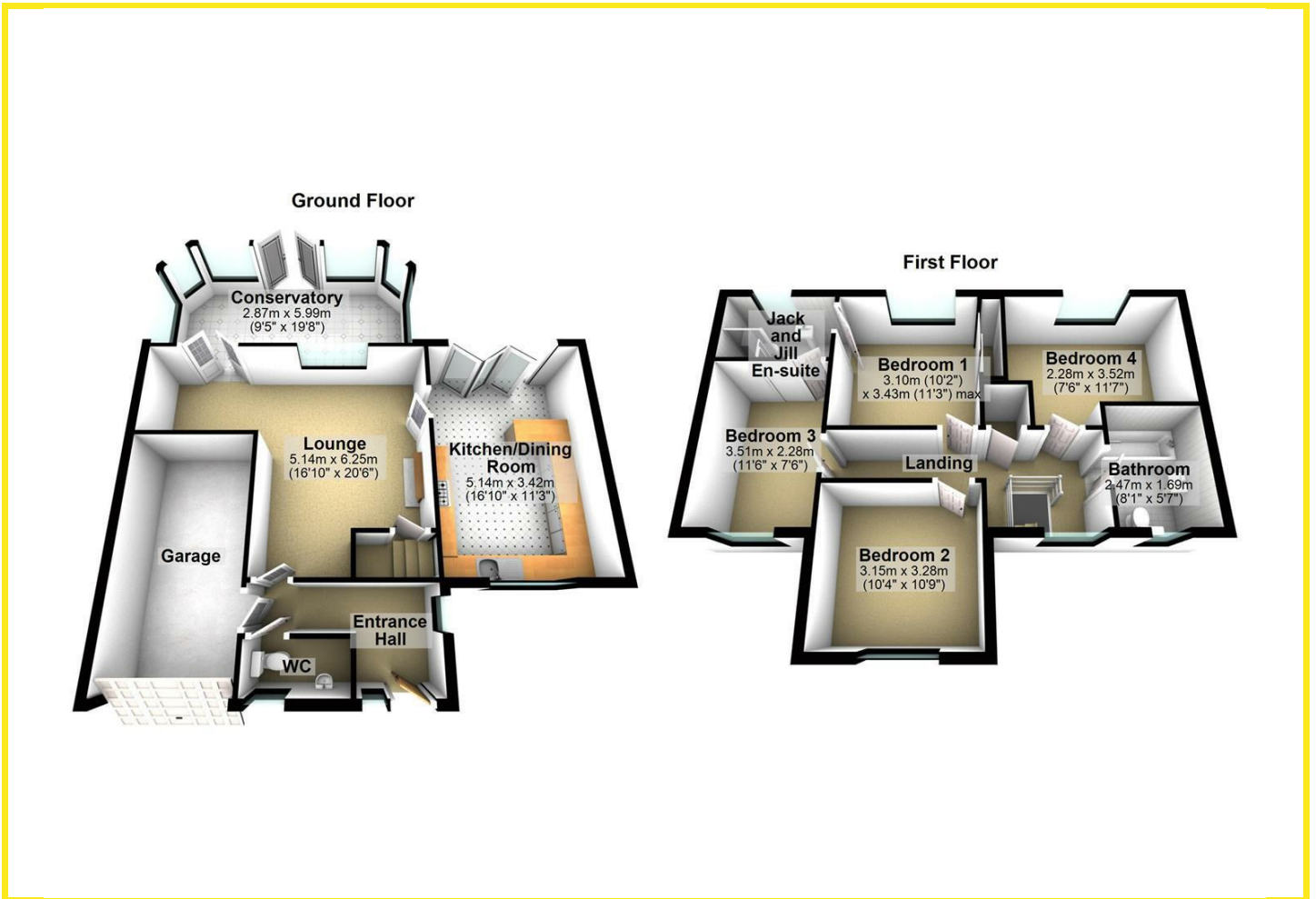
Don't miss the opportunity to make this wonderful property your new home. Ashgrove Croft offers a perfect blend of comfort, style, and functionality in a desirable location.

Book your viewing today !!!

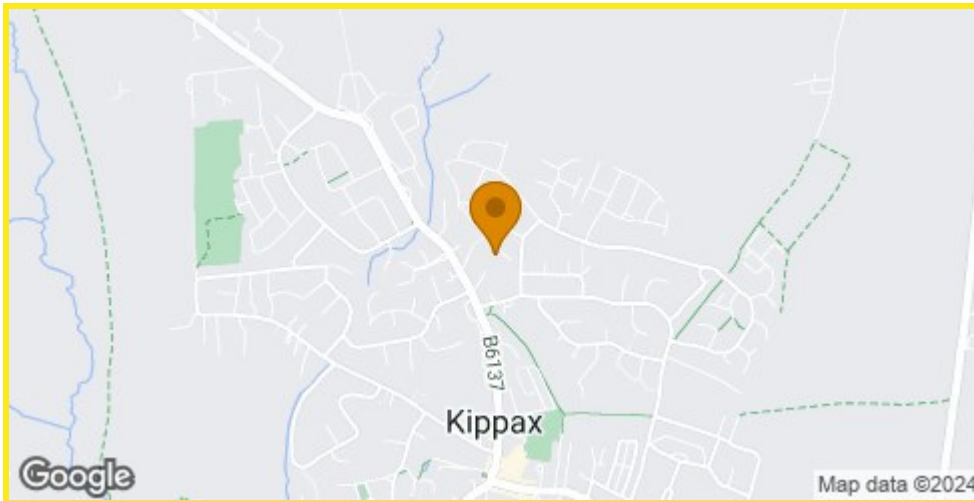




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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	

Directions

From our Kippax Office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down turning right at the bottom of the hill onto Gibson Lane, first left onto Moorgate Drive, left onto Ashgrove crescent, first left into Ashgrove Croft where the property can be found as indicated by the agents board.

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