

Mike  
**Dobson**



**11 Apple Tree Lane**  
Kippax, Leeds, LS25 7SB

**£280,000**

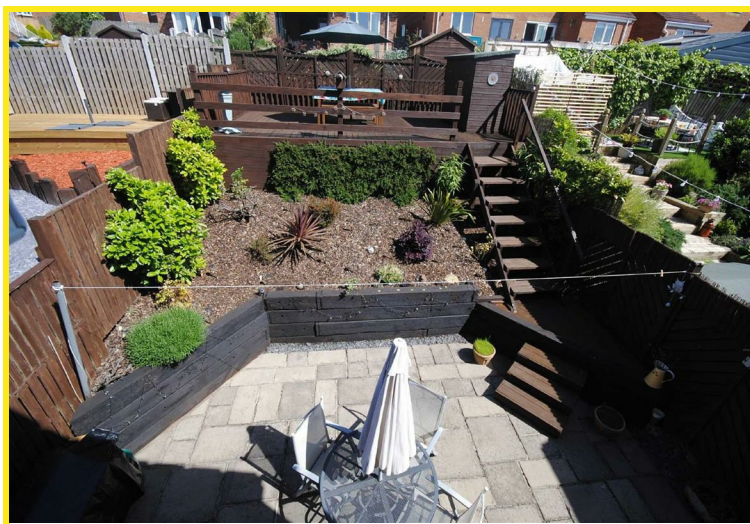
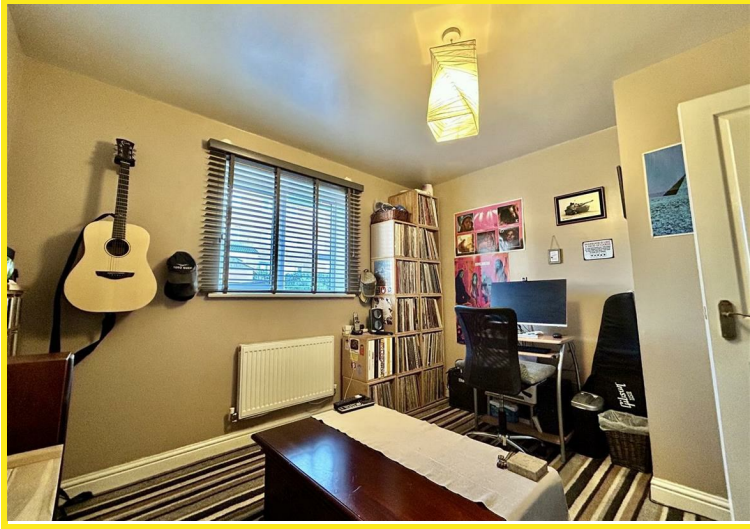
# 11 Apple Tree Lane

We are delighted to offer for sale this deceptively spacious three semi detached house situated in a popular cul-de-sac location just off Kippax High Street and having easy access to all local amenities and within easy reach of the A1/M1 motorway. The accommodation which is spread over three floors briefly comprises, entrance hall, ground floor cloaks. The first landing leads to the lounge, dining room and kitchen having three double bedrooms to the second floor with en-suite shower room to the master bedroom and family bathroom. In addition the property has PVCu double glazing throughout, gas central heating with combination boiler, bespoke fitted kitchen with an extensive range of units to high and low level, granite work surfaces with inset Belfast sink and mixer tap, breakfast bar, space for fridge/freezer, range cooker with extractor chimney hood over and washing machine. An en-suite to the main bedroom comprises of a shower cubicle, wash basin and low flush WC, White three piece bathroom suite with mixer shower taps over bath, vanity wash basin and low flush

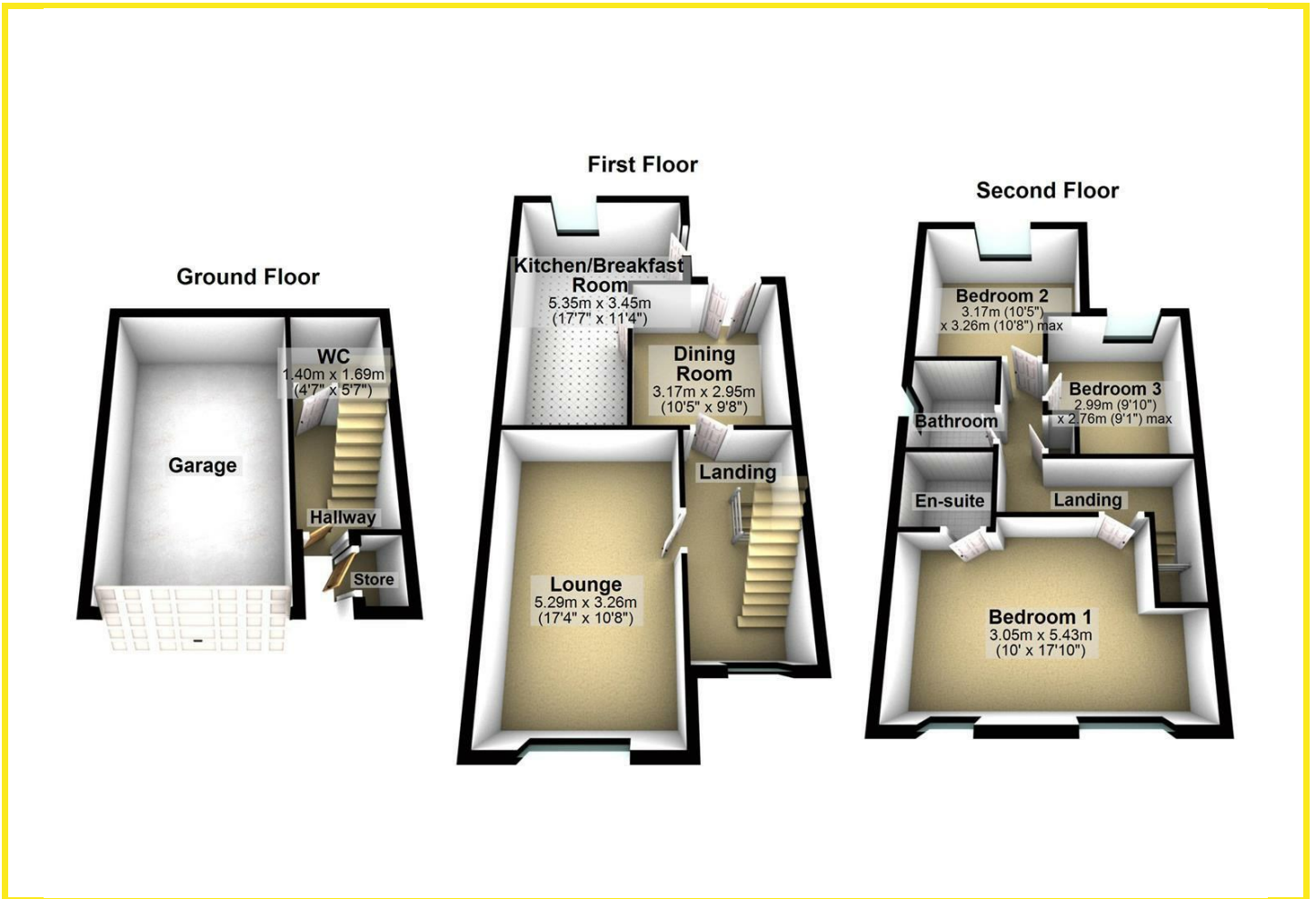
WC. Externally a brick paved driveway to the front of the property provides off road parking for two cars and leads to an integral garage with up and over door power and lighting. To the rear of the property is a fully enclosed garden with paved patio and raised barked shrub bed with steps leading to decked seating area to the top.

An early viewing essential to fully appreciate this family home.





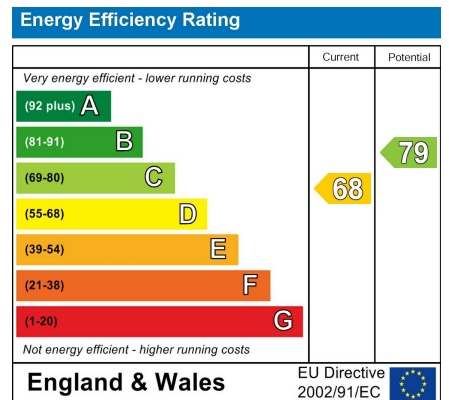
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street taking the fourth turning right into Appletree Lane, where the property can be found on the left 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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