

Mike
Dobson



2a Helena Street
Kippax, Leeds, LS25 7LH

£170,000

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****BEING OFFERED FOR SALE WITH NO ONWARD CHAIN****

A deceptively spacious three-bedroom end terrace house, situated close to local shops, schools and public transport services and within easy reach of the A1/M1 motorway. The accommodation briefly comprises lounge, dining room, kitchen, useful cellar, utility, ground floor WC, three bedrooms to the first floor with family bathroom, door and staircase leading to loft room which is decorated, carpeted, having power and light with three double glazed skylight windows. In addition, the property has PVCu double glazed windows throughout, gas central heating with combination boiler which is located in the ground floor WC, wood burning stove to the lounge and a three-piece white bathroom suite with shower over bath. Externally the property has a block paved area to the front with an enclosed rear garden area with paving and lawn.

The property does require modernisation and a viewing is required.





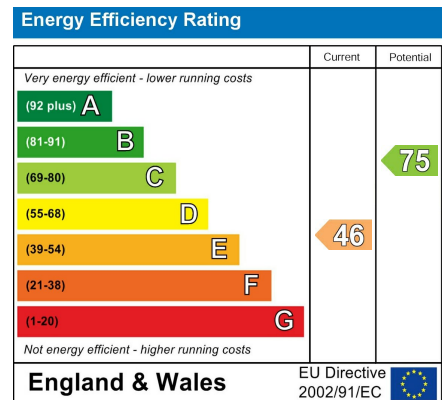
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, bearing right at the bottom onto Station Road, third right onto Helena Street, were 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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