

Mike
Dobson



69 High Street

Kippax, Leeds, LS25 7AH

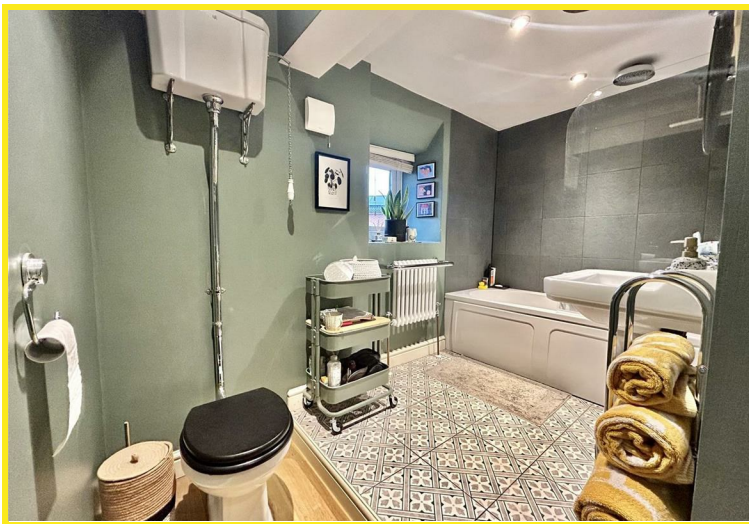
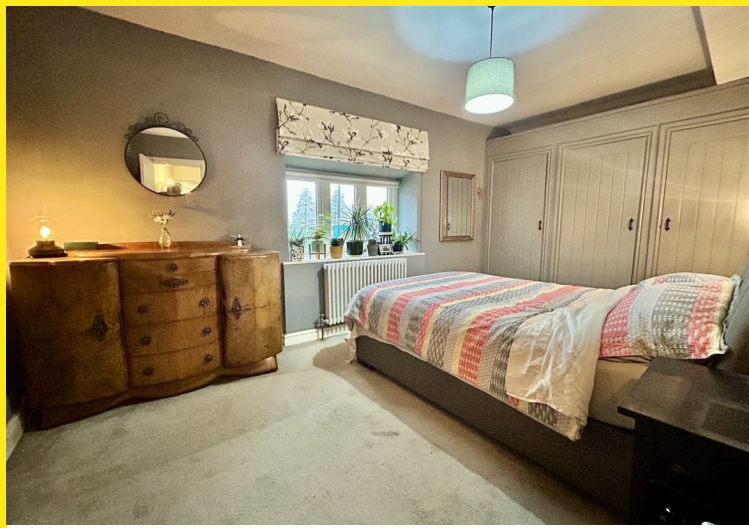
£249,950

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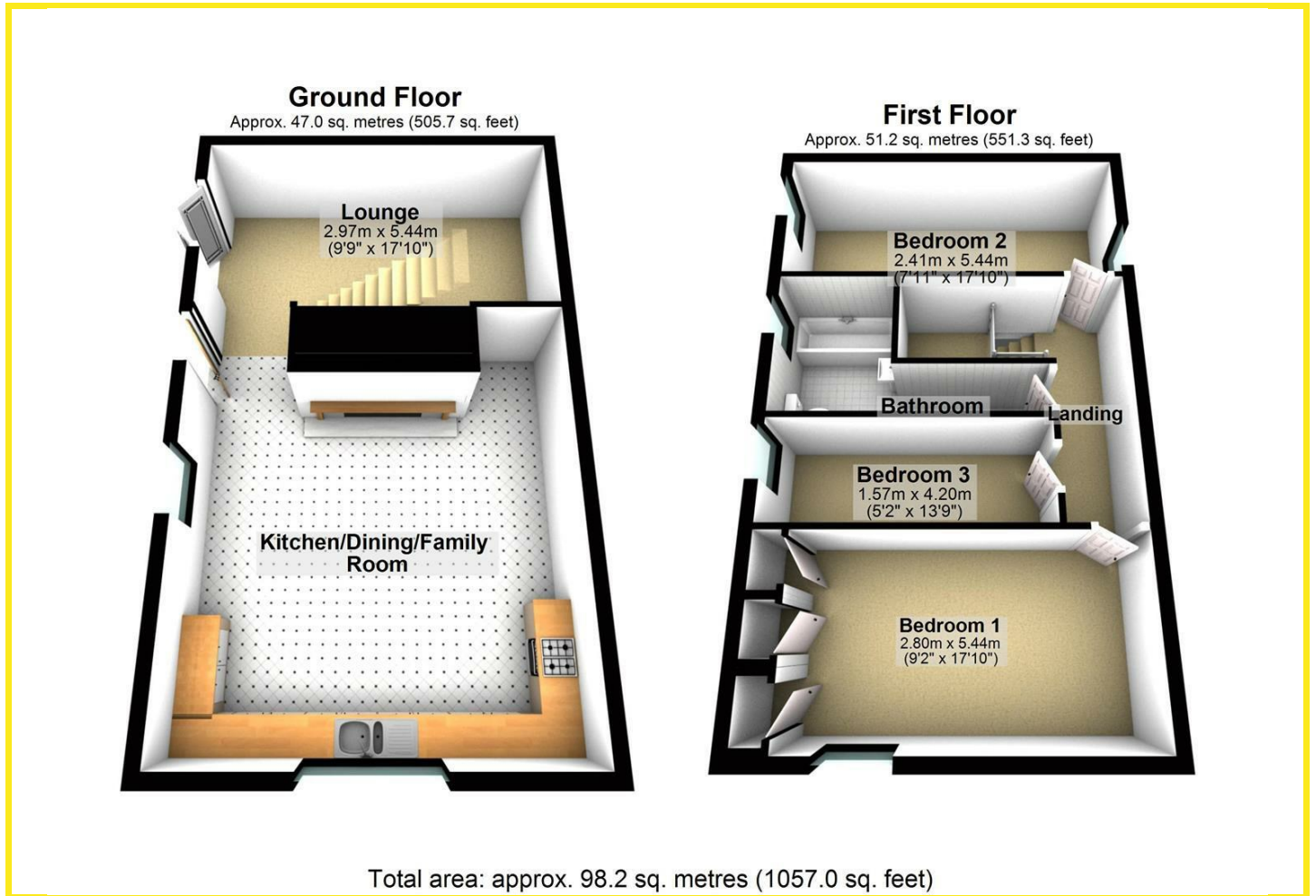
An excellent opportunity has arisen to purchase this charming three-bedroom semi-detached cottage dating back to 1700'S and retaining many original features with exposed stone walls and beamed ceilings, situated in the centre of the village of Kippax, within walking distance to schools, public transport and within easy reach of the A1/M1 motorway. The spacious accommodation briefly comprises entrance door leading to the large kitchen, dining, family room with a particular feature of this room being the large exposed stone feature fireplace with an inset wood burning stove, the kitchen area has a good range of units with a range of integrated appliances to include gas hob with extractor over, electric oven, dishwasher and fridge freezer and breakfast bar, a cosy lounge having French doors opening to the garden and an open staircase leading to the first floor. The first-floor landing leads to three bedrooms, the main bedroom having a range of full height wardrobes, one housing the central heating boiler and a family bathroom having high flush WC, rectangular panelled bath with shower over, side screen and pedestal wash basin. In addition, the property has PVCu double glazing with composite entrance door, gas central heating with combination boiler. Externally there is an allocated parking space, gate and brick paved pathway lead to the gated courtyard style garden with brick paved seating area leading to a lawned garden with flower bed. There is outside lighting and water tap.

An early viewing is an absolute must to fully appreciate all this charming cottage has to offer.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 proceed up the High Street towards the Co-op supermarket. The property can be found on the left hand side, just past the turning for Ash Tree Grove.

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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