

Mike  
**Dobson**



**110 Westfield Lane**

Kippax, Leeds, LS25 7HU

**£280,000**

# 110 Westfield Lane

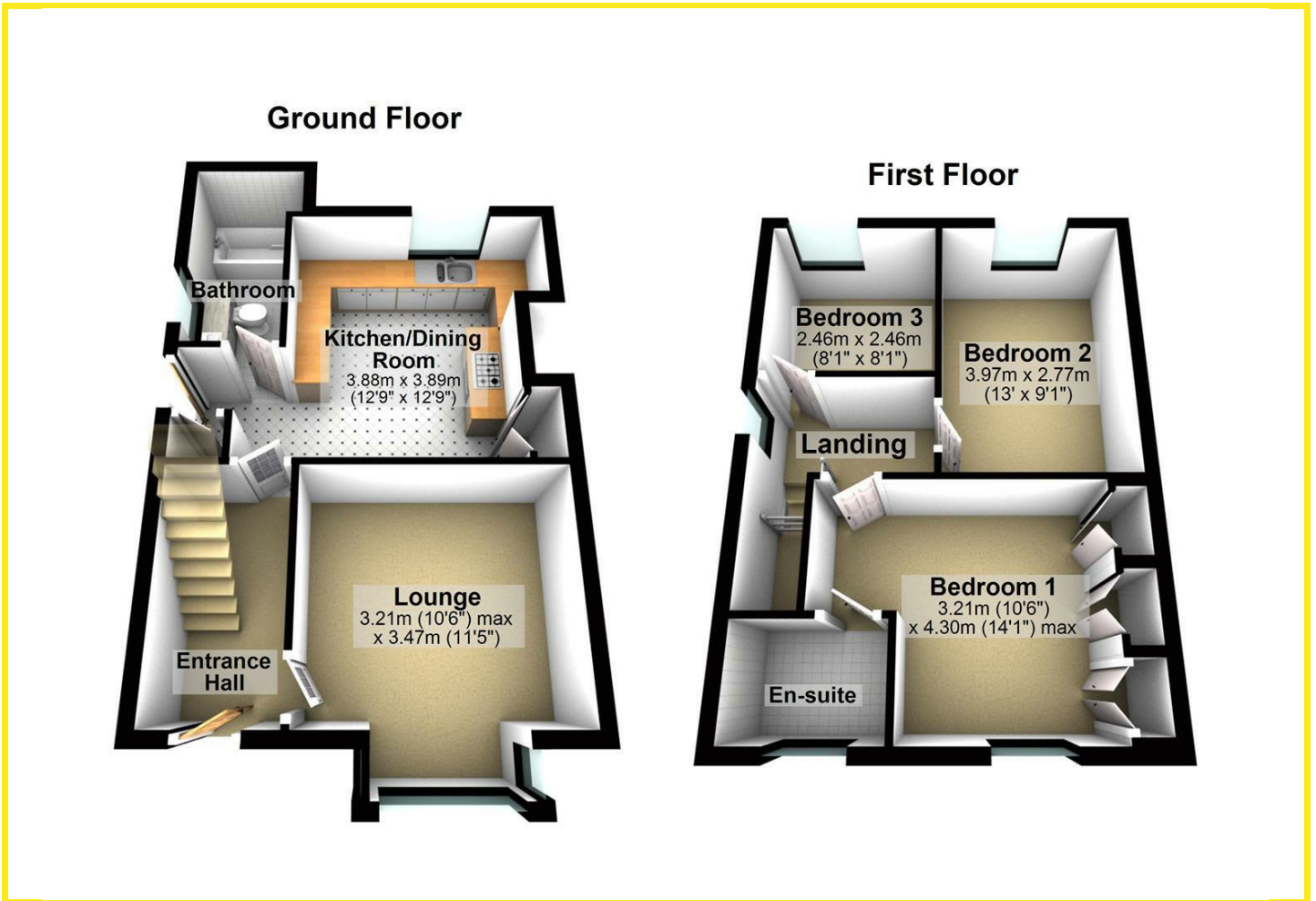
We are delighted to bring to the market this well presented three-bedroom semi-detached house, which has been newly modernized by the current owners and situated in a popular location having easy access to shops, schools, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises entrance hall, lounge, re-fitted dining kitchen having an excellent range of contemporary units to high and low level, work surfaces and having a range of integrated appliances to include five ring gas hob with extractor chimney over, eye level electric double oven, fridge, freezer, dishwasher and washing machine, a modern re-fitted white bathroom suite with rectangular panelled bath having mixer shower taps, vanity wash basin and low flush WC housed in a vanity display with fitted cupboards and drawers below. The first-floor landing leads to three bedrooms, the main bedroom having a newly added en-suite shower room comprising shower cubicle, vanity basin with cupboard below and low flush WC. In addition, the property has gas central heating with Worcester combination boiler (installed December 2020 and located within a kitchen cupboard), PVCu double glazed windows and doors. Externally the property has a driveway providing off road parking and leads to a detached garage, lawned front garden with a large variety of mature plants and flowers. To the rear of the property is a large garden with lawned areas, vegetable plot and an abundance of plants, trees, and shrubs.

An early viewing is highly recommended to fully appreciate this lovely home.

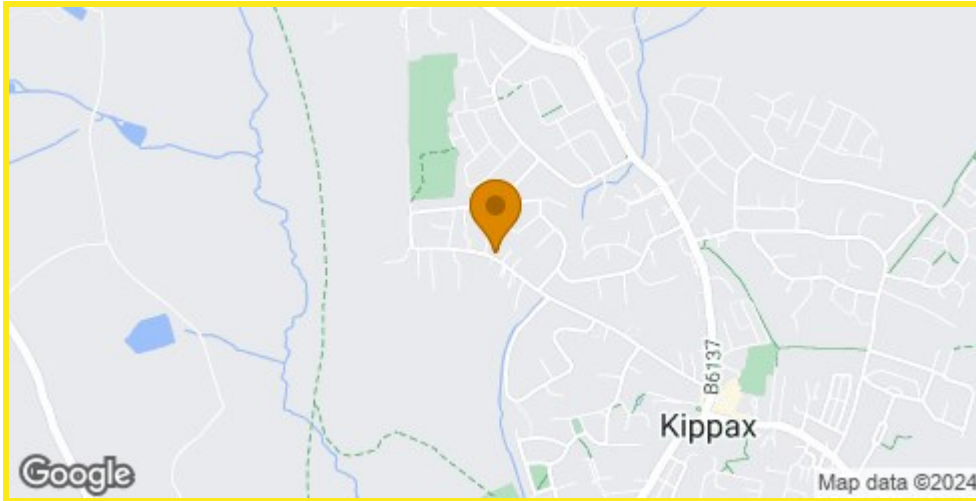




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax Office turn left to the mini roundabout taking the second exit right onto Leeds Road, second left onto Westfield Lane continue to the top of the hill where the property can be found on the right hand side.

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.

4 High Street, Kippax, LS25 7AB  
 Tel: 0113 2873500 Email: kippax@mdobson.co.uk <https://www.mdobson.co.uk>