

Mike  
**Dobson**



**1 The Crescent**

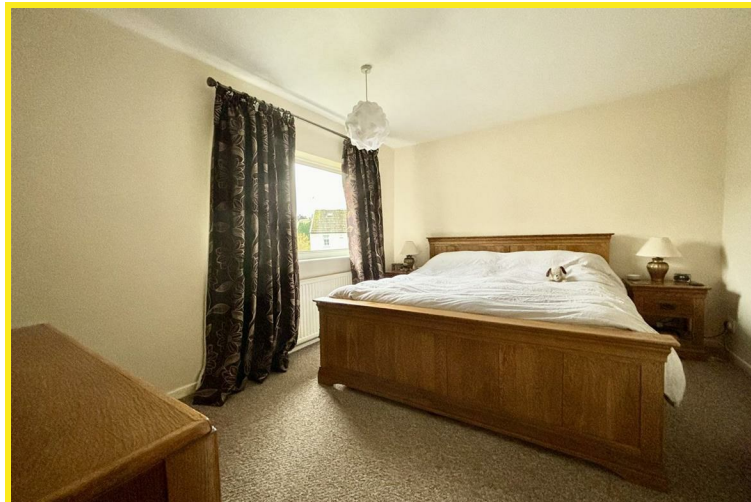
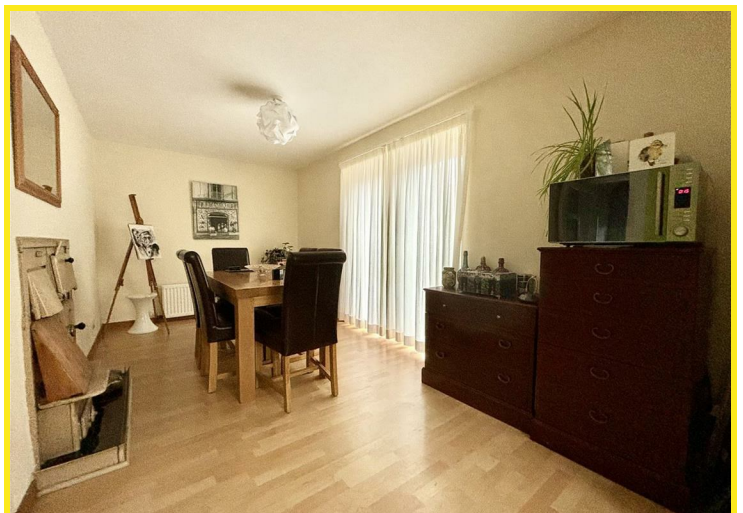
Kippax, Leeds, LS25 7NH

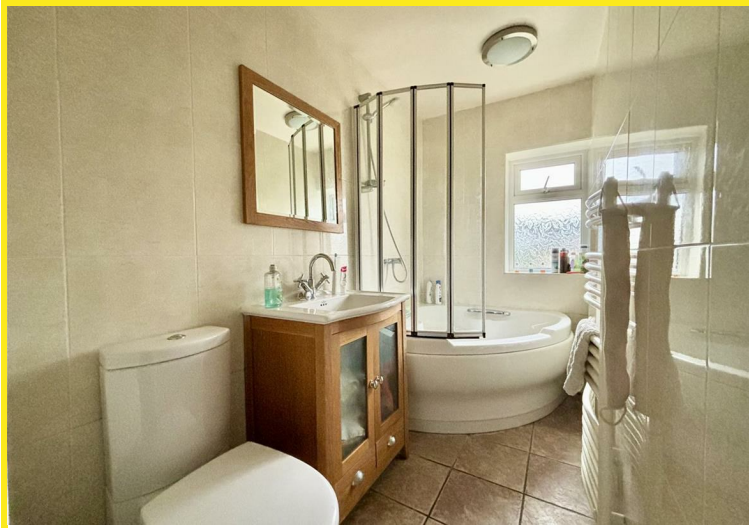
**£180,000**

# 1 The Crescent

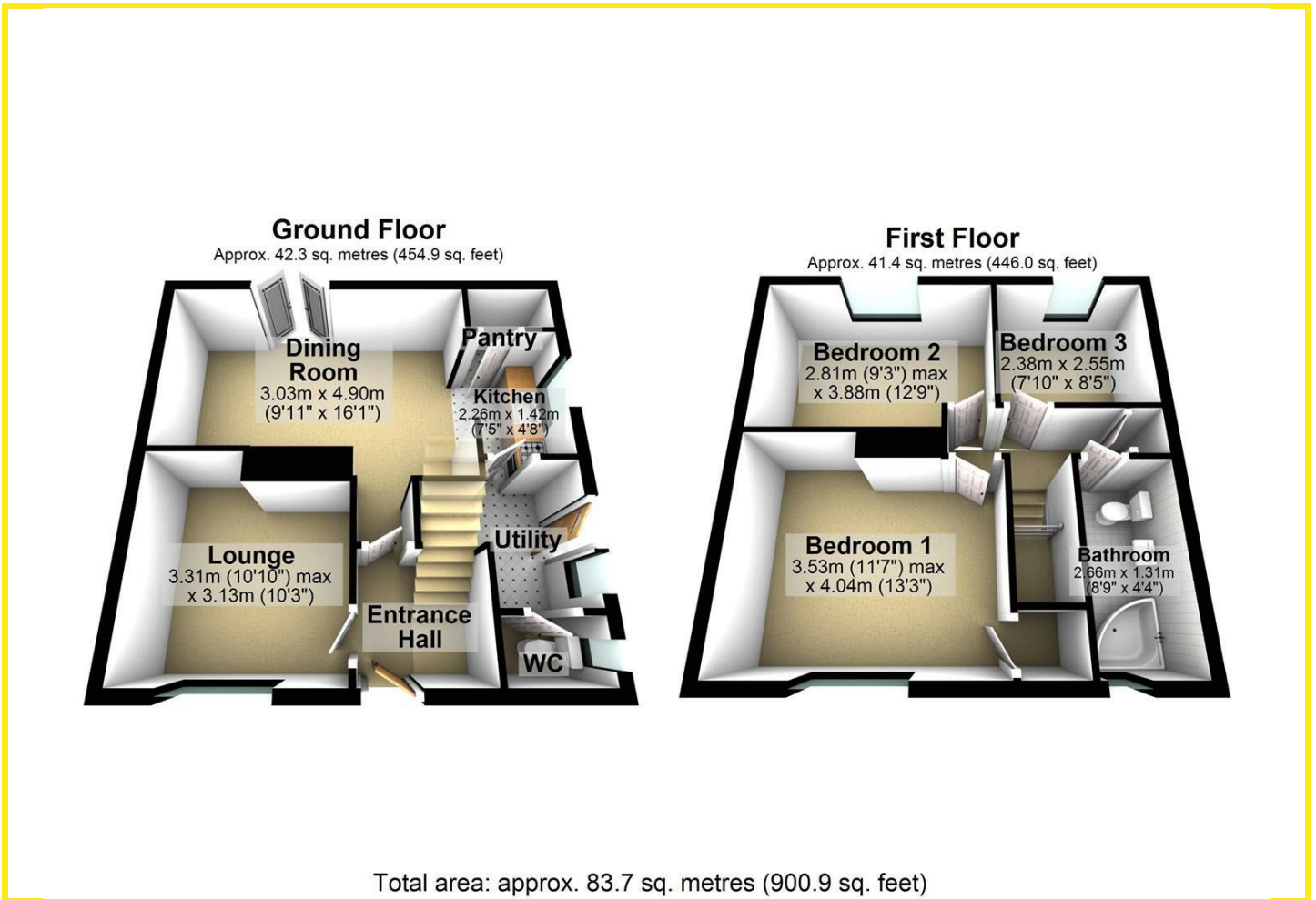
An opportunity has arisen to purchase this three bedroom semi-detached property, located close to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge, dining room being open plan to kitchen, utility, ground floor WC, first floor landing leading to three bedrooms and bathroom/WC. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating, fitted kitchen with four ring electric hob and built in electric oven and a pantry, plumbing for washing machine in the utility, over stairs storage cupboard to the main bedroom, three piece white bathroom suite comprising corner bath with shower over and side screen, vanity wash basin with cupboard below and low flush WC. Outside, to the front of the property is a tiered garden being mainly low maintenance. There is also an off road parking space leading to a detached single garage with up and over door. To the rear is a private and enclosed garden having decked seating area and being mainly pebbled with a variety of plants and trees.

An early viewing is highly recommended.





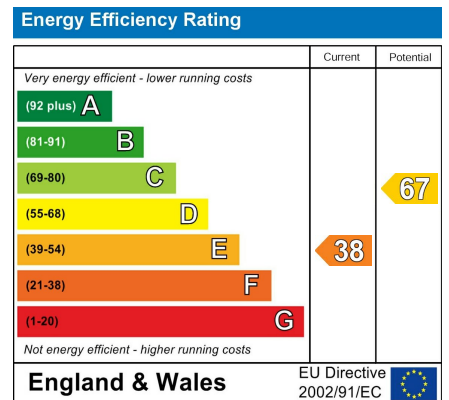
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 along turning left onto The Drive, follow the road turning right onto the the Crescent where the property can be found immediately on the left 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 firms 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>