

Mike  
**Dobson**



**33 New Street**

Kippax, Leeds, LS25 7BD

**£142,950**

# 33 New Street

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

We are delighted to bring to the market this two bedroom end terrace property which benefits from gas central heating, double glazing throughout and being situated within proximity to all local amenities including schools, shops, motorway links and bus routes.

The accommodation briefly comprises: Lounge with a feature fireplace and inset electric fire, fitted kitchen with a range of wall and base units, worktops, and breakfast bar, one and half bowl stainless steel sink with mixer tap, electric hob, extractor, and electric oven, plumbing for washing machine, door leading to the cellar and door leading to a rear porch.

The first-floor landing leads to a spacious main bedroom to the front and a further single bedroom to the rear, a three-piece white bathroom suite to the rear includes a rectangular panelled bath with shower over, low flush WC and a vanity wash basin incorporated into a vanity unit with double cupboard below.

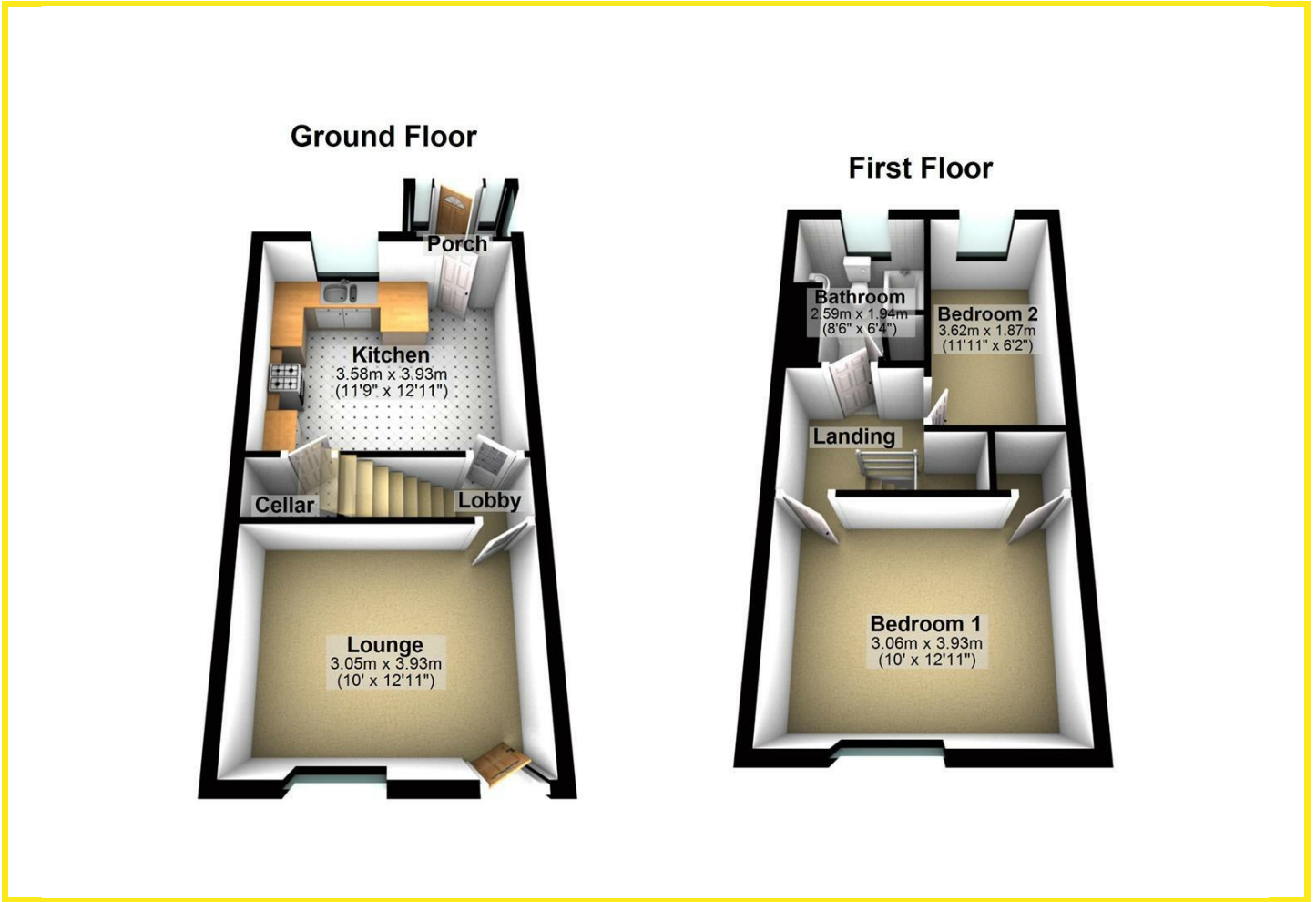
The property is street facing to the front with an enclosed paved yard to the rear.

An early viewing is a must!!





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">83</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(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 right up High Street taking the third turning left onto Gibson Lane, first left onto Back Lane, right onto New Street where the property can be found on the left hand side as indicated by the Agent's 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.

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