

Mike  
**Dobson**



**15 Hopewell Terrace**

Kippax, Leeds, LS25 7AQ

**£240,000**



# 15 Hopewell Terrace

Welcome to this charming detached house located in the peaceful Hopewell Terrace, Kippax. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

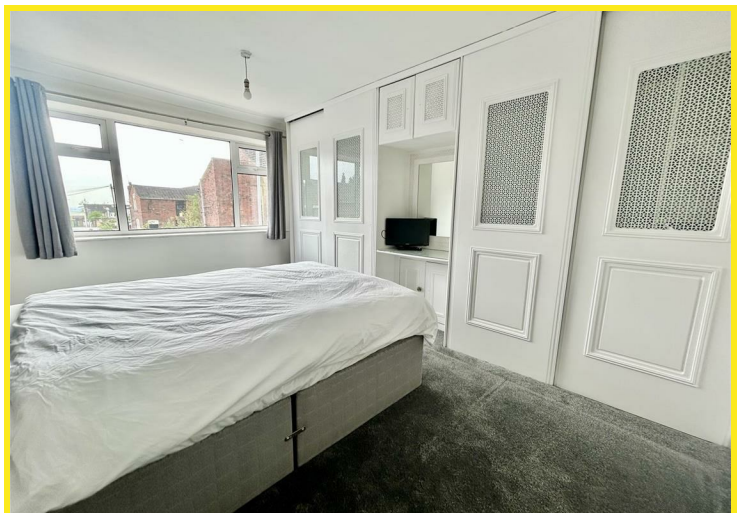
The modern fitted dining kitchen is a highlight of this home, providing a stylish and functional space for cooking and dining. Imagine preparing delicious meals while enjoying the natural light streaming in through the windows.

This house offers convenience with parking space for two vehicles, ensuring you never have to worry about finding a spot. The gas central heating and PVCu double glazing, solar panels which provide comfort and energy efficiency all year round.

One of the standout features of this property is the re-fitted fully tiled bathroom suite with a separate WC, perfect for unwinding after a long day.

Located in a quiet cul-de-sac, this home offers a peaceful retreat.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing.

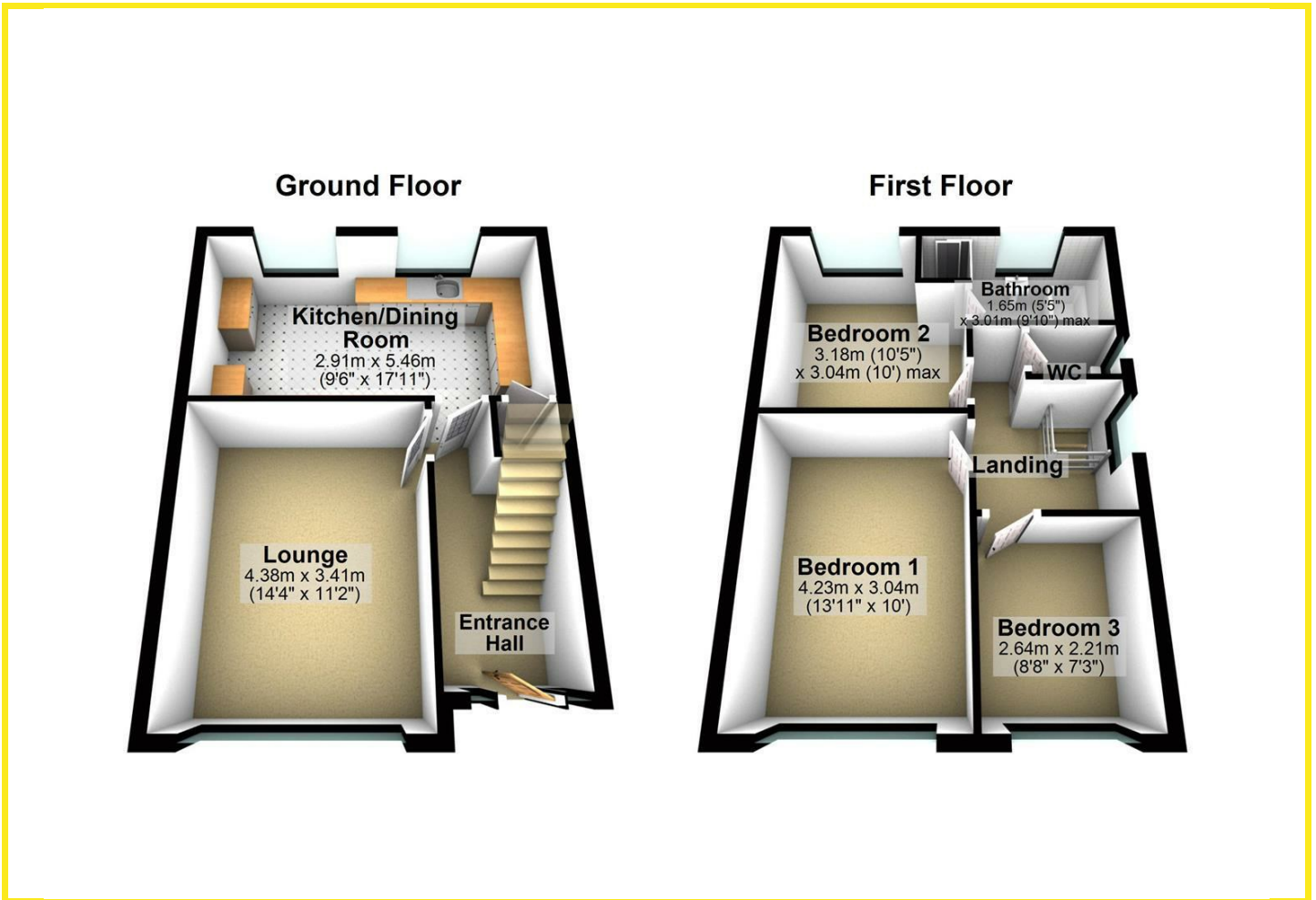








# Floor Plan



## 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;">70</span> <span style="font-size: 3em; margin-left: 20px;">85</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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 proceed up the High Street, taking your third left just opposite the Co-op supermarket, follow this road to the top where the property can be found at the head of the cul de sac.

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