

Mike
Dobson



35 Westfield Lane

Kippax, Leeds, LS25 7JA

No Onward Chain £217,000

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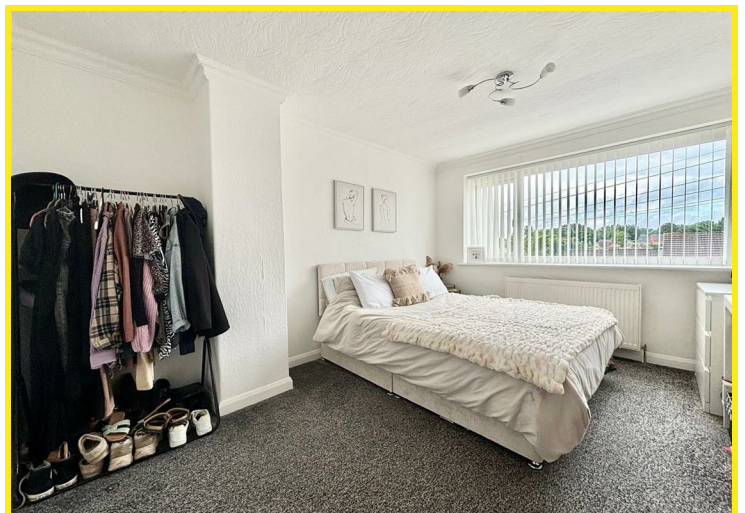
Welcome to this delightful semi-detached house situated on Westfield Lane, Kippax, offering a perfect blend of comfort and style. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests.

With three inviting bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The modern bathroom having rectangular panelled bath with mixer shower taps and side screen, vanity wash basin and low flush WC ensures a touch of luxury, making everyday routines a pleasure.

The heart of this home is the contemporary kitchen, complete with a built-in hob and oven, perfect for whipping up delicious meals. Imagine hosting dinner parties or enjoying a quiet breakfast by the French doors that open to the beautifully landscaped tiered garden.

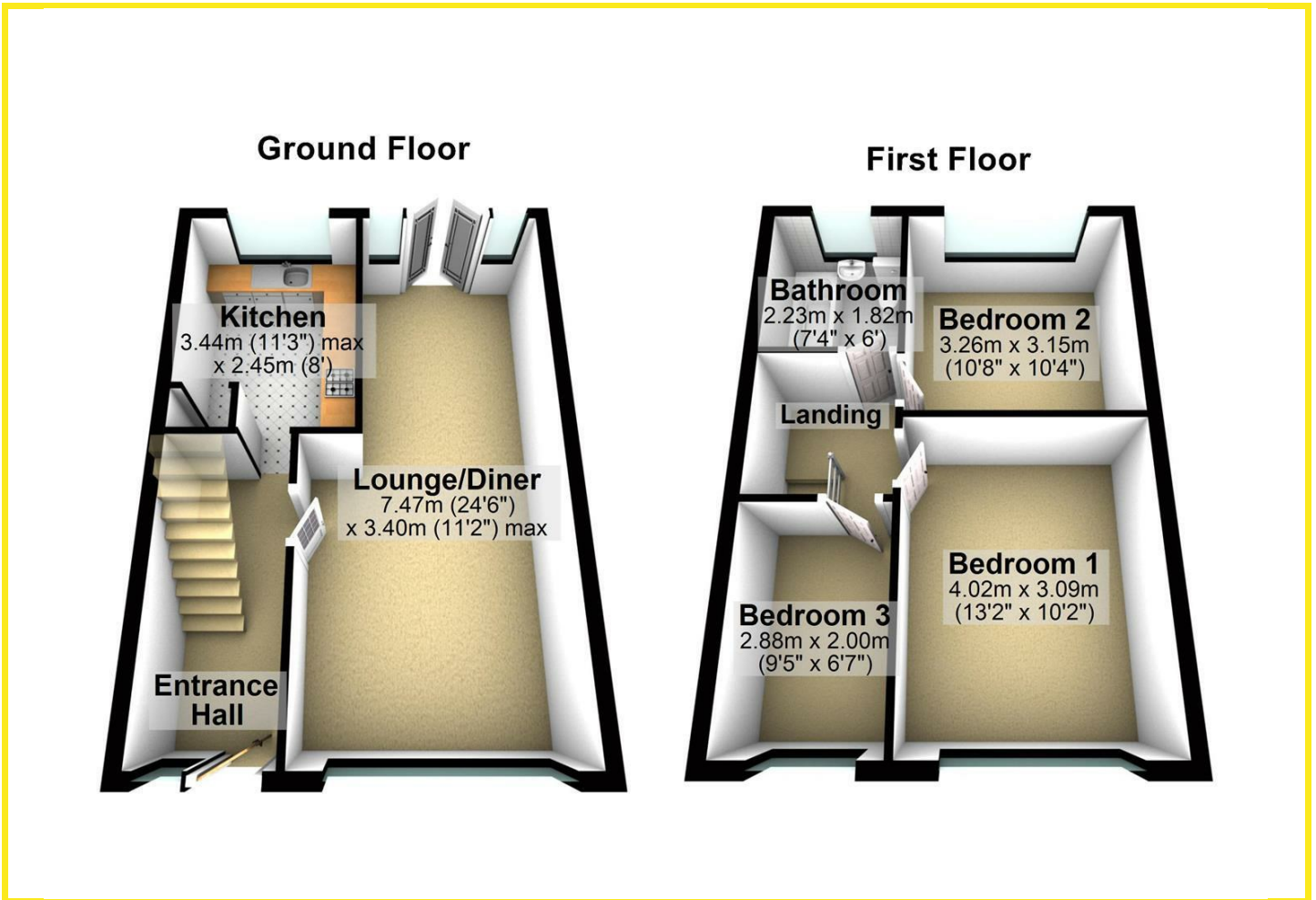
Parking is a breeze with the off-road parking adding convenience to your daily life. The garden is a true gem, featuring decked and slate infill seating areas, offering a tranquil space to unwind after a long day.

Don't miss the opportunity to make this house your home and enjoy the best of both indoor and outdoor living in this lovely property.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(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 turn right to the mini roundabout taking the second exit right onto Leeds Road, then take the second left onto Westfield Lane continue down 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.

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