

Mike  
**Dobson**



**29 Helena Street**  
Kippax, Leeds, LS25 7LH

**£179,950**

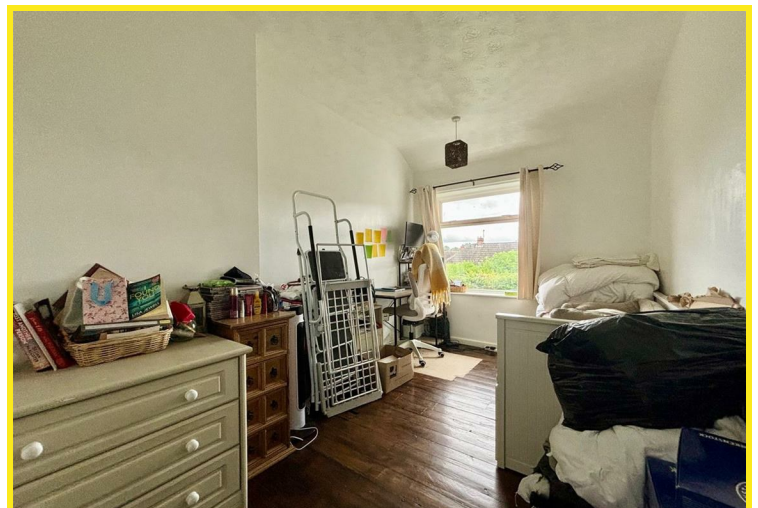
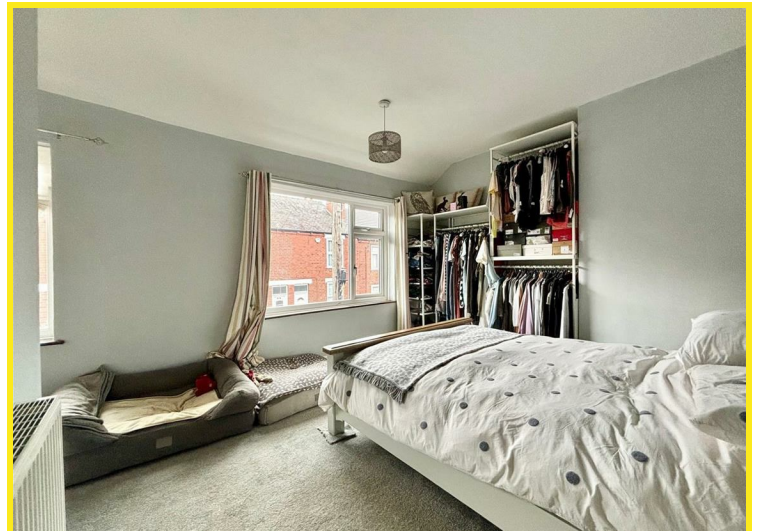
# 29 Helena Street

Welcome to this charming semi-detached house located on Helena Street in the delightful area of Kippax, Leeds. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over. The house also features a well-maintained bathroom for your convenience.

The fitted kitchen has a four ring gas hob with extractor over and electric oven, making cooking a breeze. The under stairs storage cupboard is handy for keeping those unwanted things out of sight and houses the combination boiler. There is also a further storage cupboard over the stairs to the main bedroom. The modern fitted bathroom comprises 'P' shaped bath with shower over and side screen, pedestal wash basin and low flush WC.

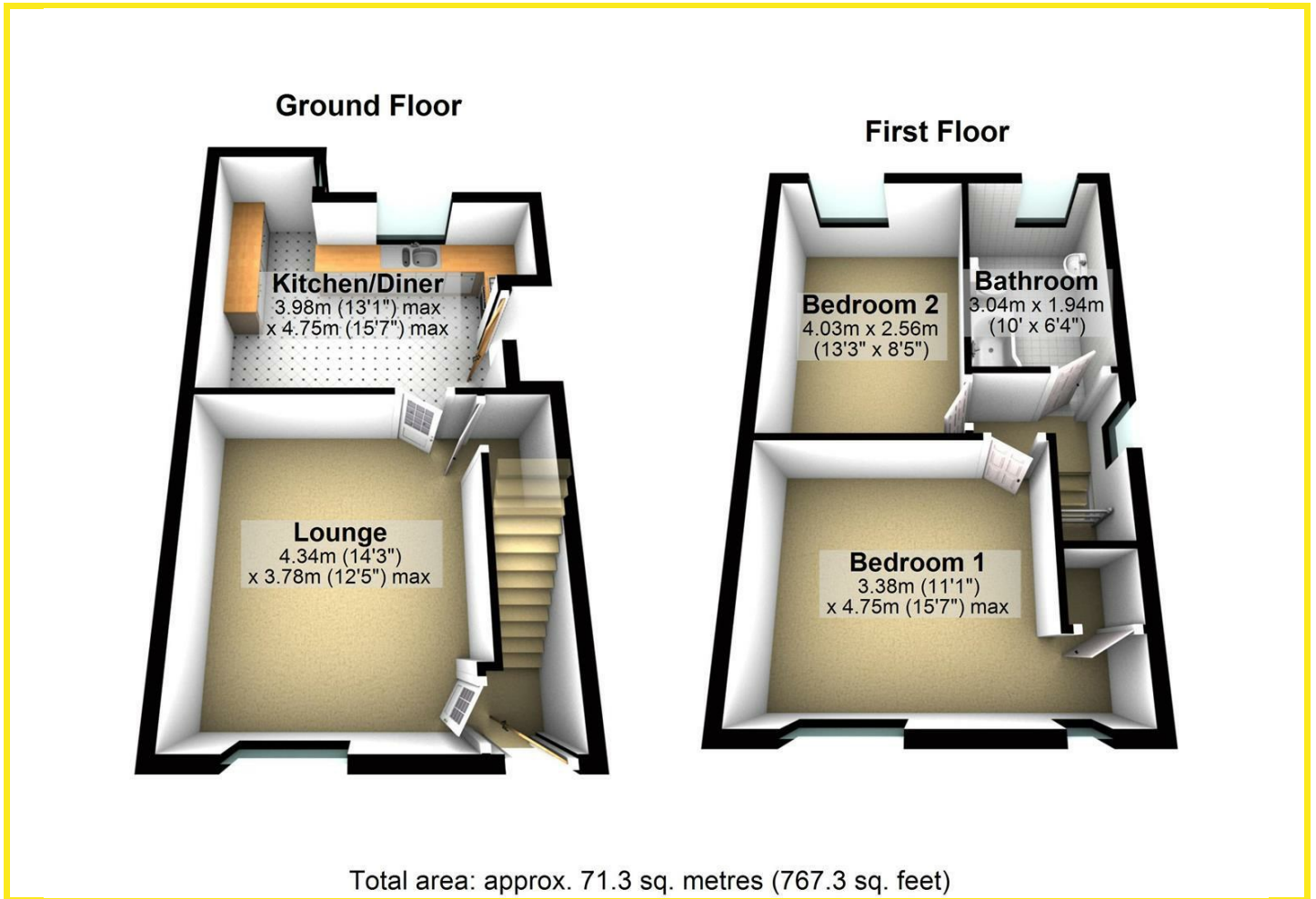
Outside, there is off road parking and a car port making convenience key, as well as a private and enclosed rear garden with paved seating and lawn.

The semi-detached style provides a sense of privacy while still being part of a friendly community. Whether you're looking to settle down or invest in a property, this house has great potential to become your dream home. Book a viewing today and envision the possibilities that this charming house has to offer.

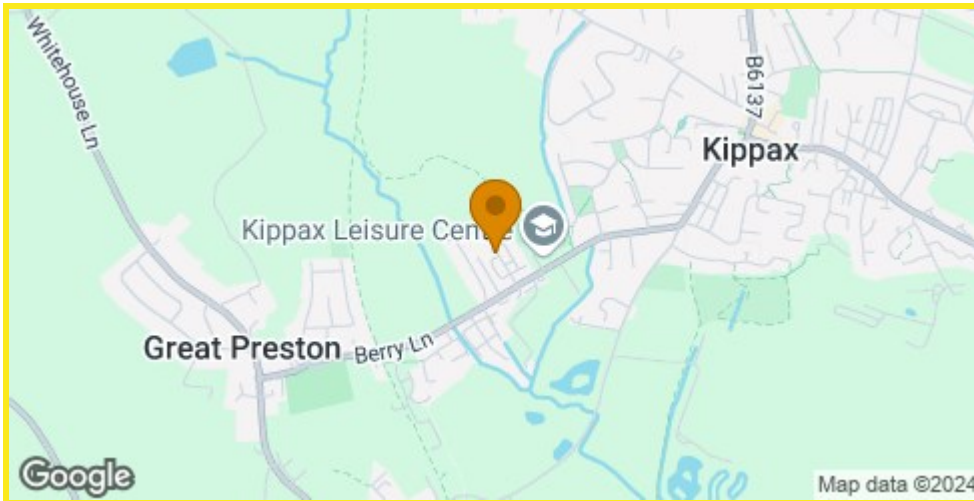




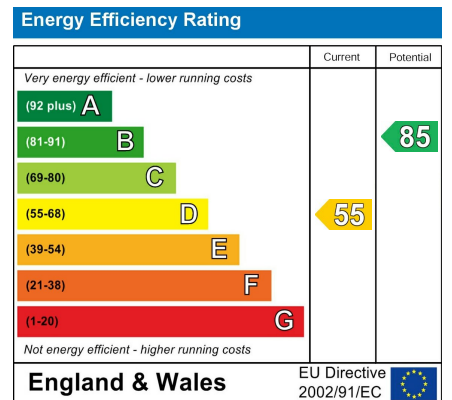
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, bearing right at the bottom onto Station Road, third right onto Helena Street, were the property can be found on the left hand side as indicated by the Agents 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>