

Mike
Dobson



4 Hopewell Terrace

Kippax, Leeds, LS25 7AQ

Chain Free £175,000

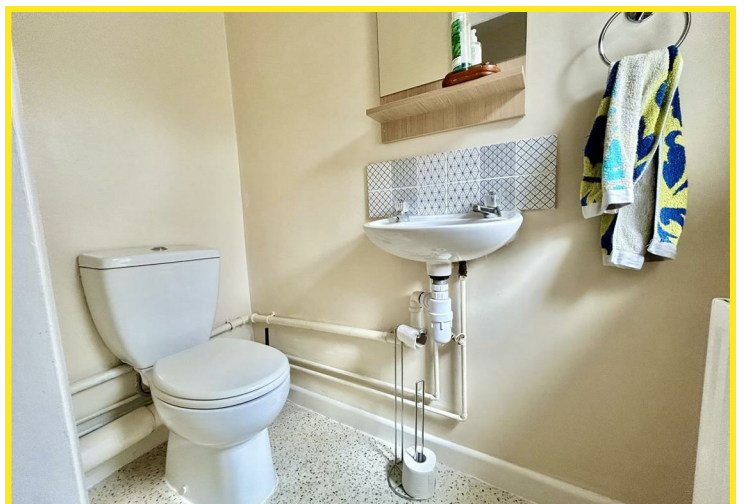
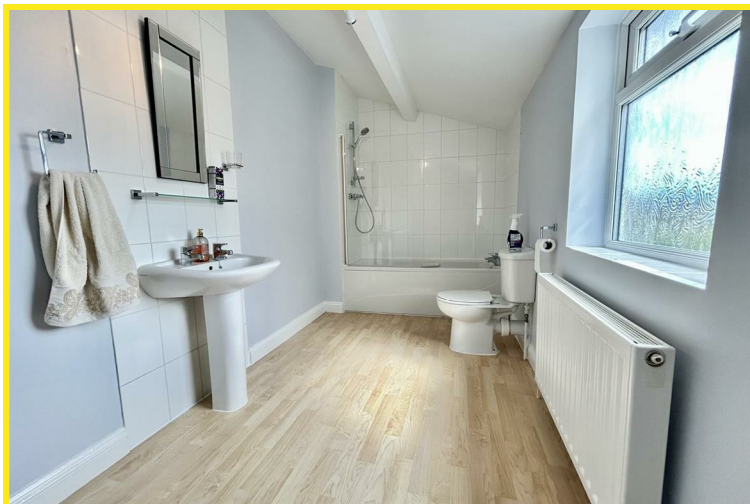
4 Hopewell Terrace

Welcome to this charming property situated in a cul-de-sac location in the sought-after area of Hopewell Terrace, Kippax. This delightful mid-terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, utility area with plumbing for washing machine, ground floor WC, two spacious double bedrooms and two bathrooms, offering ample space for a small family or those looking for a guest room or home office.

One of the features of this property is the convenient parking for two vehicles, ensuring you never have to worry about finding a spot after a long day. The PVCu double glazing throughout the house not only enhances the aesthetic appeal but also provides excellent insulation, keeping the property warm and energy-efficient.

Stay cosy during the colder months with the gas central heating powered by a combination boiler, offering both warmth and cost-effectiveness. The white bathroom suite, complete with an en-suite shower room, adds a touch of luxury to your daily routine. Additionally, the useful cellar provides extra storage space or the potential for a workshop, depending on your needs. Outside is a fully enclosed yard that is a real sun trap, ideal for relaxing.

This property is a fantastic opportunity as it comes with no chain, making the buying process smoother and quicker. Don't miss out on the chance to own this lovely home in a thriving community. Contact us today to arrange a viewing and make this property your own!





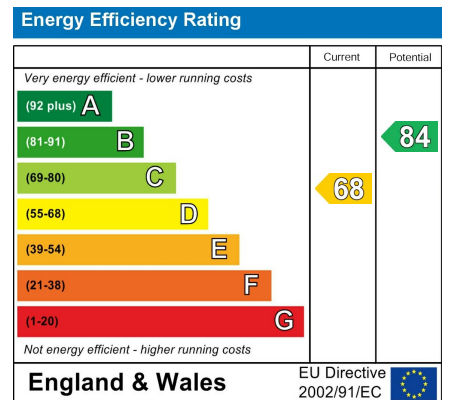
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street taking your second left opposite the Co-Op onto Hopewell Terrace where the property can be found on the right 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>