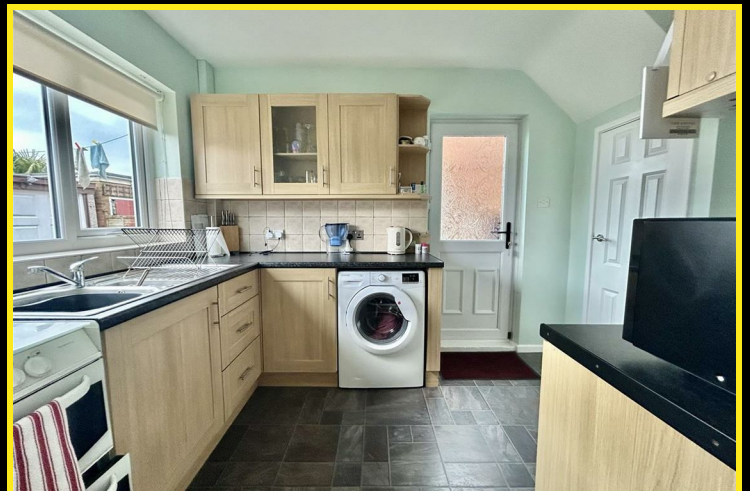


Mike  
**Dobson**



**3 Rosewood Avenue**

Kippax, Leeds, LS25 7DL

**£197,500**



# 3 Rosewood Avenue

An opportunity has arisen to purchase this well presented two bedroom semi-detached property, situated close to all local amenities including local shops, schools and public transport links as well as having easy access to the A1/M1 motorway.

The accommodation briefly comprises entrance hall, lounge with decorative archway to dining area, kitchen, two double bedrooms to the first floor along with bathroom/WC. In addition, the property has PVCu double glazed windows and doors, gas central heating with combination, lounge with feature fireplace and inset gas fire, the dining area has patio doors leading to the rear garden, fitted kitchen with space for fridge freezer, cooker and plumbed for washing machine, storage cupboard to the main bedroom housing the central heating boiler, fitted white bathroom suite comprising rectangular panelled bath with shower over, side screen and mixer shower taps, pedestal wash basin and a low flush WC.

Outside the front garden is low maintenance and laid with washed pebbles. A shared tarmac driveway leads to the off road parking space, with a brick built shed, washed pebbled area and lawn, the property overlooks playing fields to the rear.

An early viewing is highly recommended to avoid disappointment.

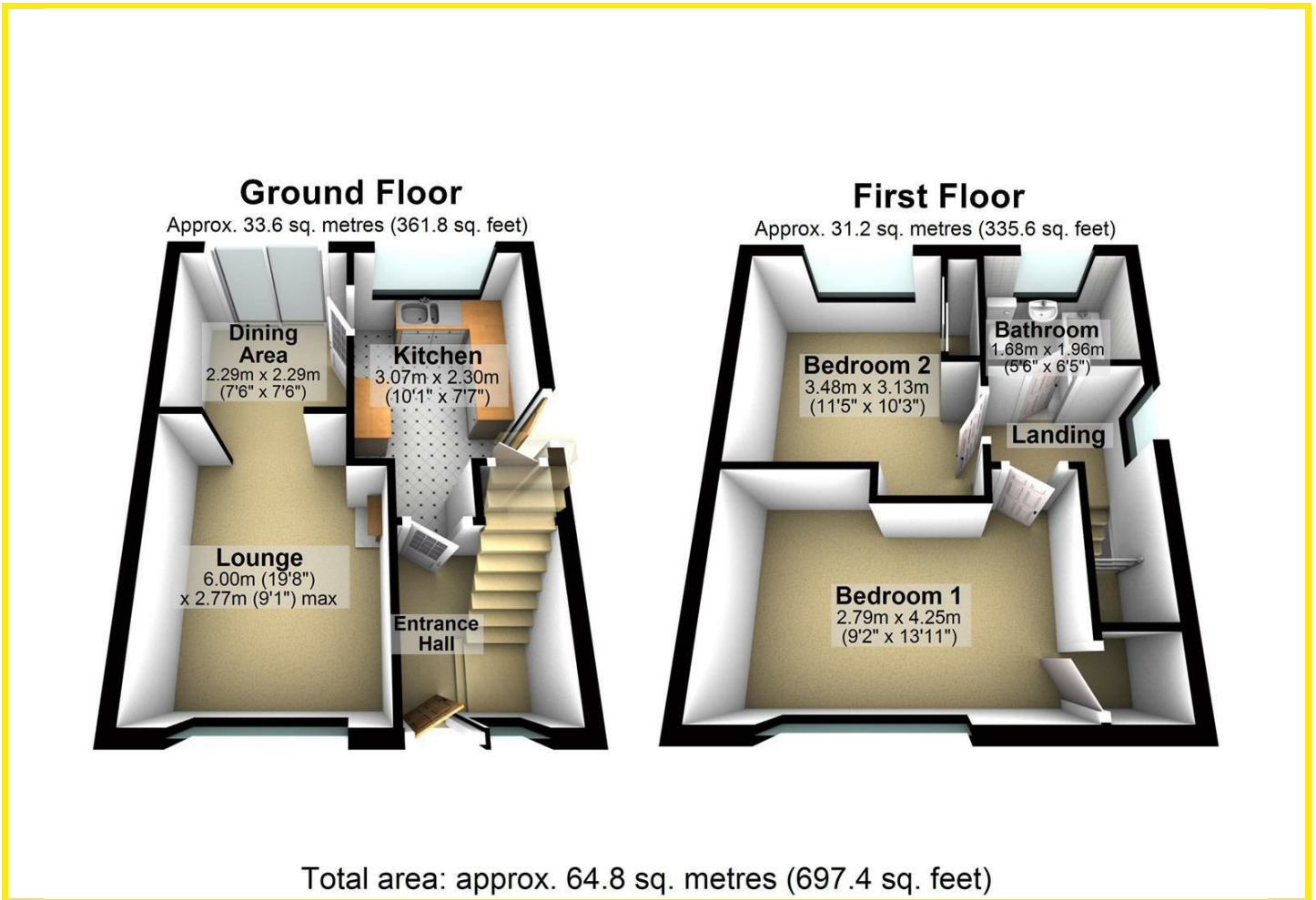




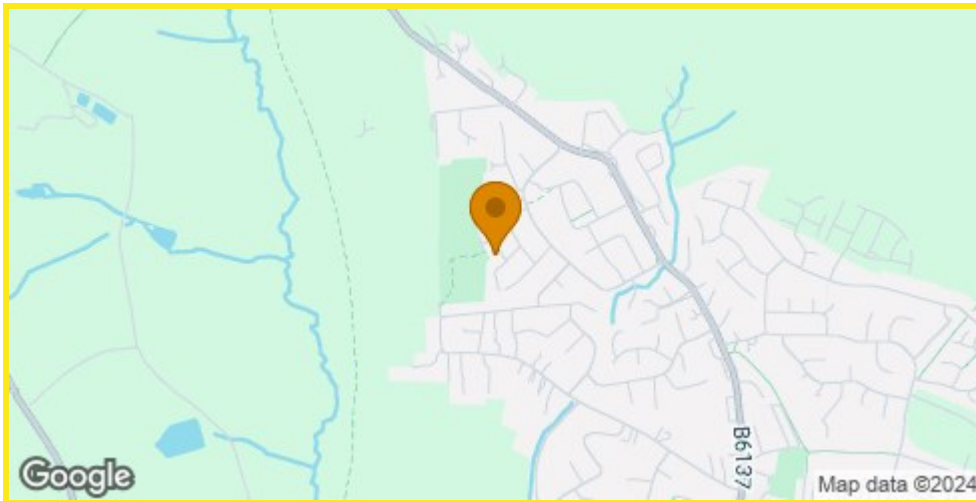




# Floor Plan



## 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;">86</span>  <span style="font-size: 1.5em;">69</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 towards the mini roundabout and take the second exit onto Leeds Road. Follow this road down the hill, taking a left onto Valley Road opposite The Moorgate Pub. Follow this road around, taking your second left onto Valley Ridge, your first right onto Elm Avenue then your first left at the top of the hill onto Sycamore Avenue and then your first right onto Rosewood Avenue where the property can be located 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.

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