Mike Dobson

Bramble Cottage Westfield Lane

Kippax, Leeds, LS25 7LY

£435,000

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Mike Dobson Estate Agents are pleased to bring to the market this truly delightful, individually designed four bedroom detached home offering a deceptive amount of space and a modern interior throughout.

On opening the entrance door, you are greeted by an entrance vestibule which in turn leads to a large hall, which is currently utilised as a sitting room by the current owners. There is a double bedroom with fitted wardrobes and an inner hallway leading to three further double bedrooms, one being the master with fitted wardrobes and an en-suite shower room off. A further doorway leads to a staircase to the first floor and a spacious family bathroom with a beautiful four piece white suite. The first floor offers a loft room, suitable for a variety of uses, and plenty of storage space which has the potential to be developed further.

The true heart of this home is the lower ground floor which opens into a large living room, complete with a cast iron multi-fuel burning stove with wooden mantel above, shelving to the recesses either side and French doors with matching side panels which open to the rear garden. The kitchen/dining room offers ample space for cooking and entertaining guests, with provisions for appliances, a twin bowl Belfast sink unit, a door leading to a large pantry/store room and a PVCu double glazed door leading out into the garden.

Outside, to the front of the property is gravelled off road parking for multiple cars. To the rear is a private and enclosed garden with artificial lawn and raised stone shrub beds with an abundance of plants and trees within them. There is also a door opening to a workshop complete with power and light.

This property truly is something not to be missed, so don't miss the chance to make this house your new home and contact us today.

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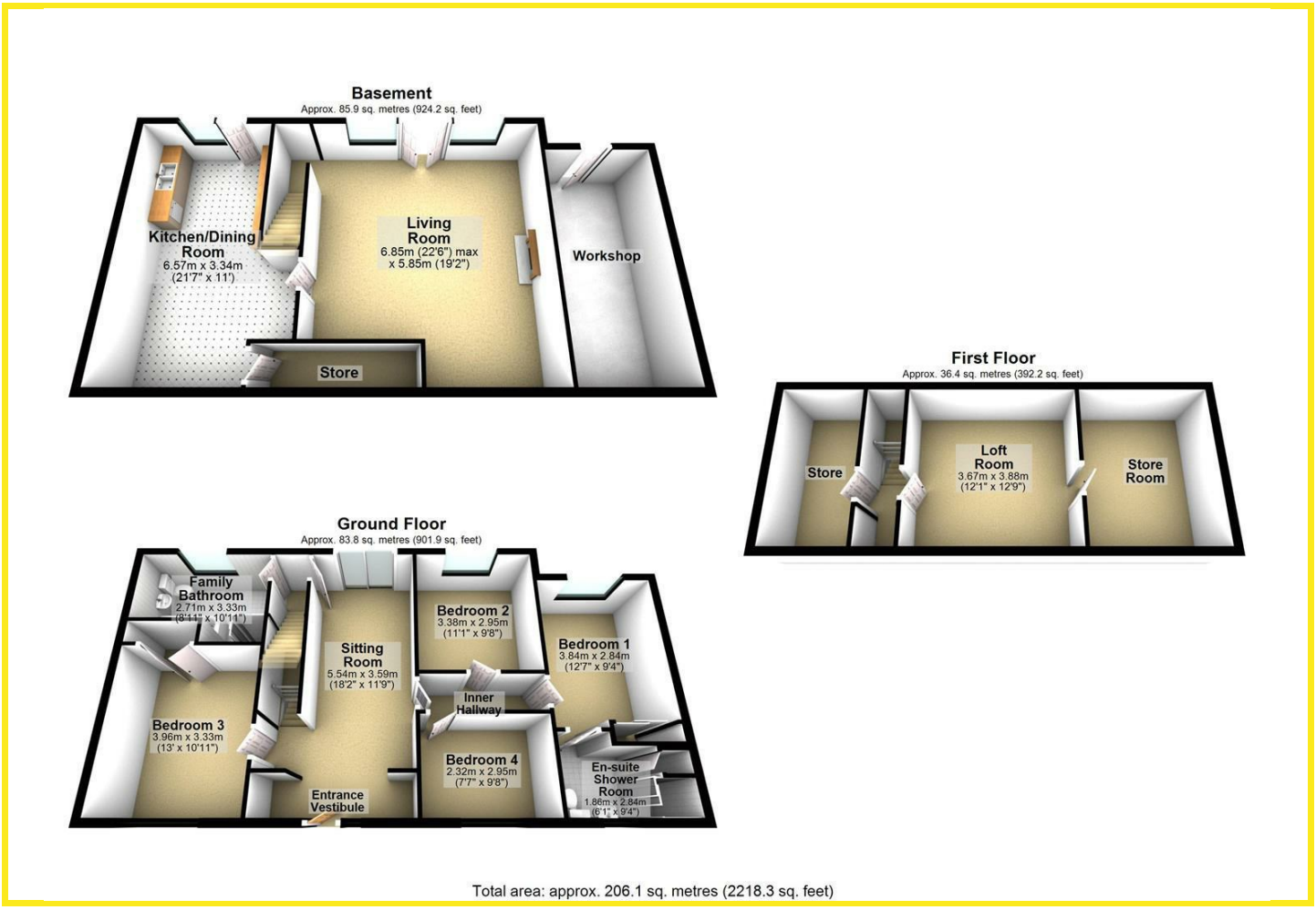
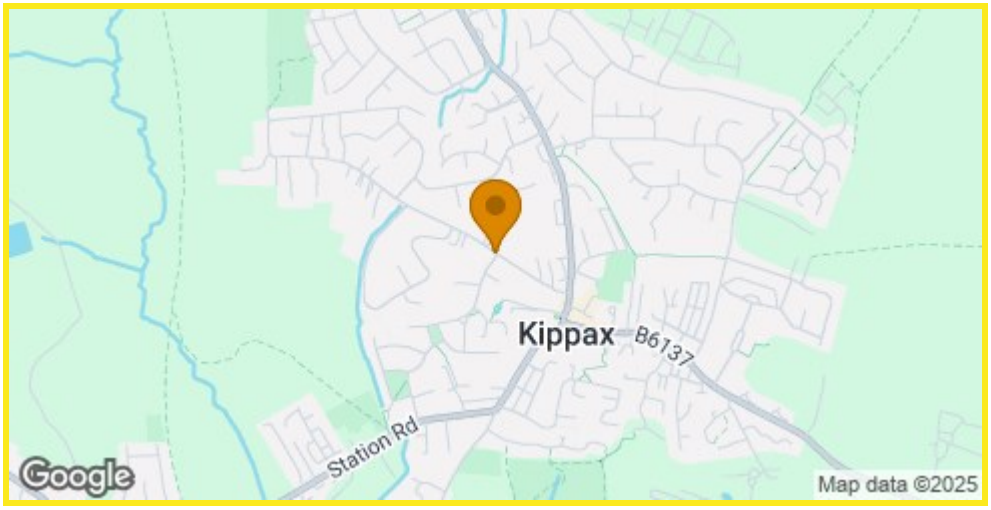
Floor Plan

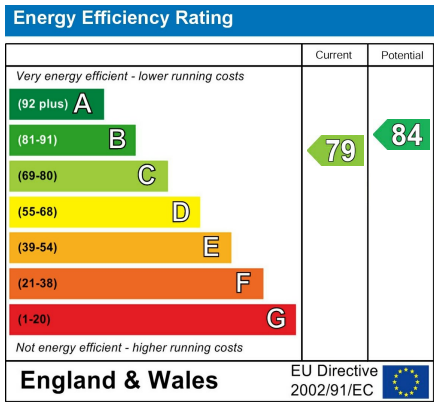


Total area: approx. 206.1 sq. metres (2218.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left towards the mini roundabout, taking your second exit right onto Leeds Road. Take your second left onto Westfield Lane and the property can be seen on your 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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