

Mike  
**Dobson**



**18 High Street**

Kippax, Leeds, LS25 7AB

**£155,000**



# 18 High Street

Welcome to this charming extended three bedroom end-terrace cottage, located on Kippax High Street, within walking distance to all local shops, schools and public transport and having easy access to the A1/M1 motorway.

The refurbished property briefly comprises: lounge, dining room being open plan to the kitchen and having a doorway leading to the cellar, three bedrooms to the first floor and bathroom/WC. In addition, the property has PVCu double glazed windows throughout, gas central heating with Ideal combination boiler, brand new fitted kitchen with a range of low level units, integrated appliance's to include four ring electric hob, built in electric oven with extractor chimney hood over, plumbing for washing machine and space for under counter fridge, freezer or dryer and a stainless sink and mixer tap. A three piece white bathroom suite complete with a rectangular panelled bath, pedestal wash basin and low flush WC.

Outside, the property abuts the High Street to the front with a shared yard area to the rear.

An early viewing is highly recommended to avoid missing out.

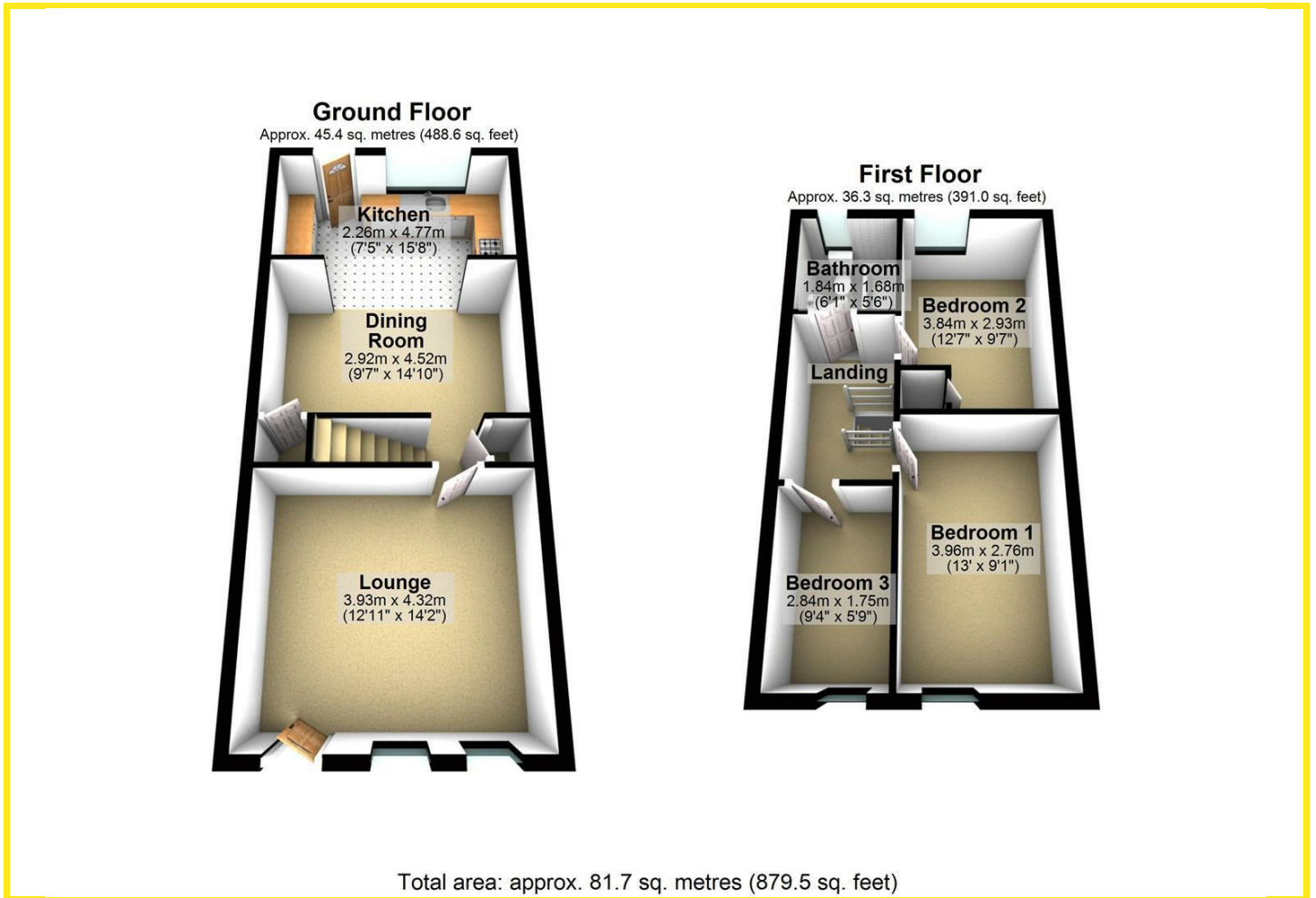








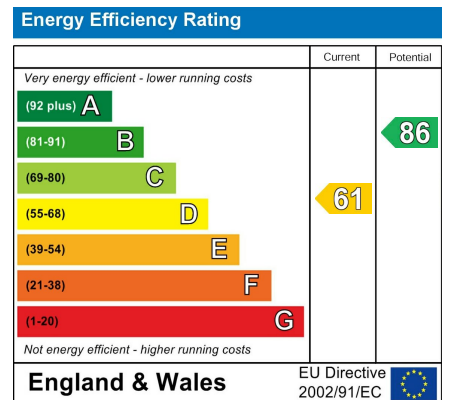
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

Turn right from our Kippax office where the property can be seen on the right hand side.

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