

Mike  
**Dobson**



**Plot 1 Back Lane**  
Kippax, Leeds, LS25 7QB

**£295,000**



# Plot 1 Back Lane

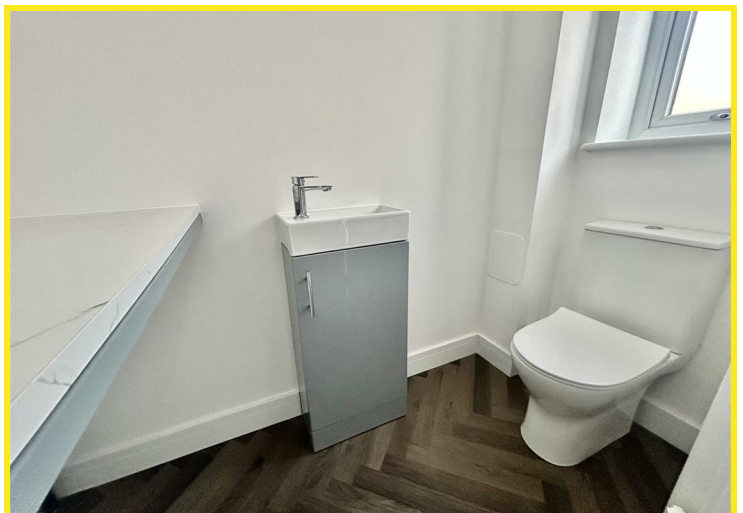
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Welcome to this stunning new build property located on Back Lane in the charming area of Kippax. This semi-detached house boasts a modern design and is part of a brand new development of 7 houses, offering a sense of community and exclusivity.

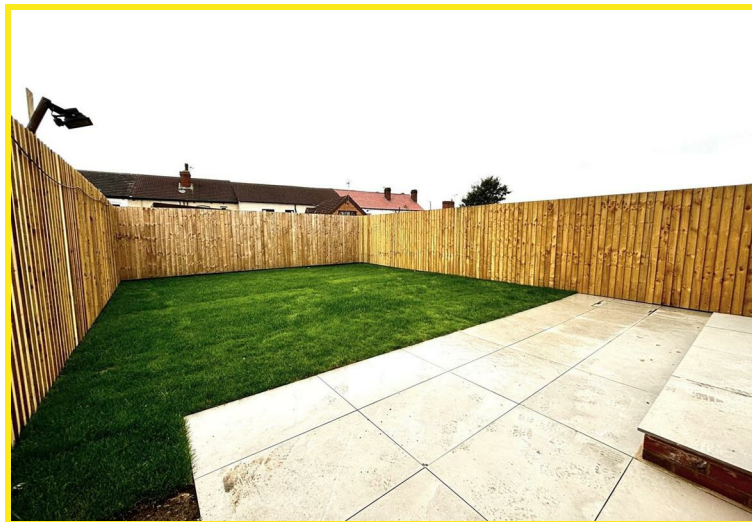
As you step inside, you are greeted by a ground floor WC and spacious reception room perfect for entertaining guests or relaxing with family. The property features a well appointed kitchen/dining room having a modern range of units with integrated appliance's and bi-fold doors opening onto the rear garden. The first floor landing leads to two double bedrooms, one with an en-suite shower room, and four piece family bathroom suite, plus a further double bedroom to the second floor.

Parking will never be an issue with brick paved driveway providing off road parking for two vehicles, with EV charging point. The newly landscaped rear garden is private and fully enclosed with a paved patio seating area and lawn. The property's new build status means you can enjoy the latest in design and technology, with a fresh and contemporary feel throughout.

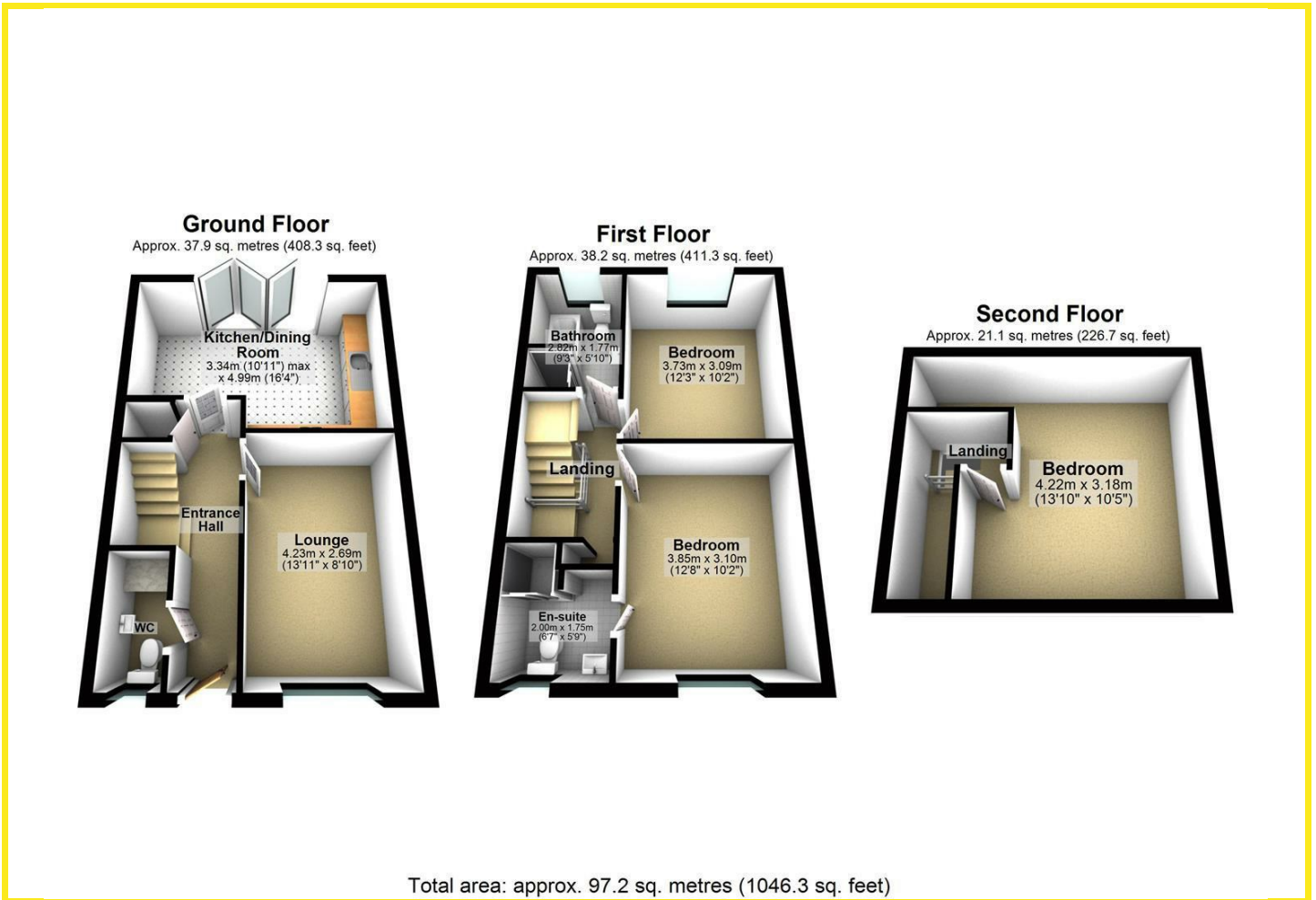
Don't miss out on the opportunity to make this beautiful house your home. Contact us today to discuss further and experience the charm and convenience of living in this wonderful property.







# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right onto Main Street. Take your fourth left onto Gibson Lane where the site can be found immediately on the left hand side.

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