

Mike
Dobson



72 Birch Drive

Kippax, Leeds, LS25 7DU

£239,000

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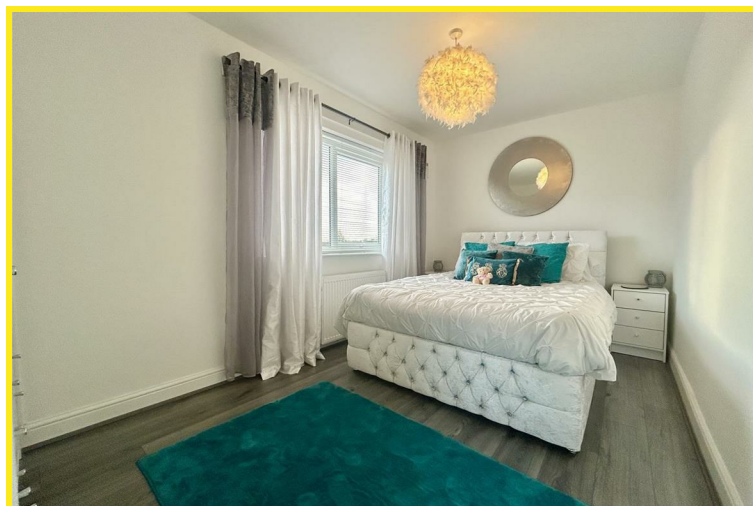
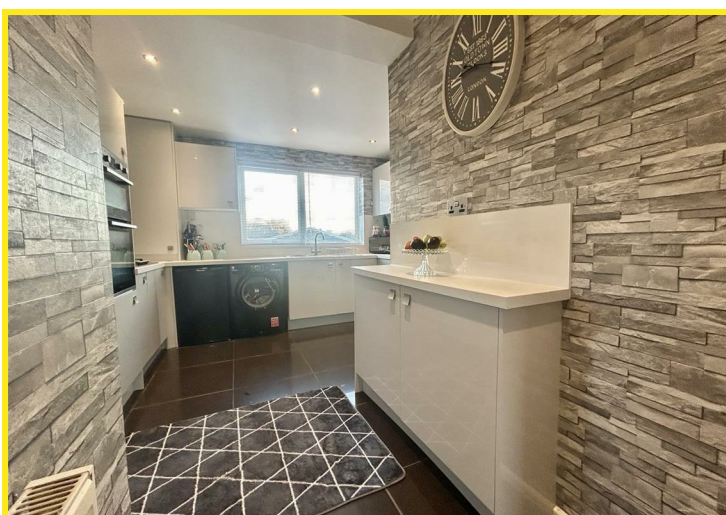
Nestled in the charming area of Kippax, Leeds, this delightful semi-detached house on Birch Drive offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the re-fitted kitchen, which boasts a built-in double oven, hob, and extractor, making it a dream for any culinary enthusiast. The modern fitted bathroom suite adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

This property benefits from new PVCu double glazed windows and doors, enhancing energy efficiency and providing a peaceful environment. The gas central heating system, equipped with a new combination boiler still under warranty, ensures warmth and comfort throughout the colder months.

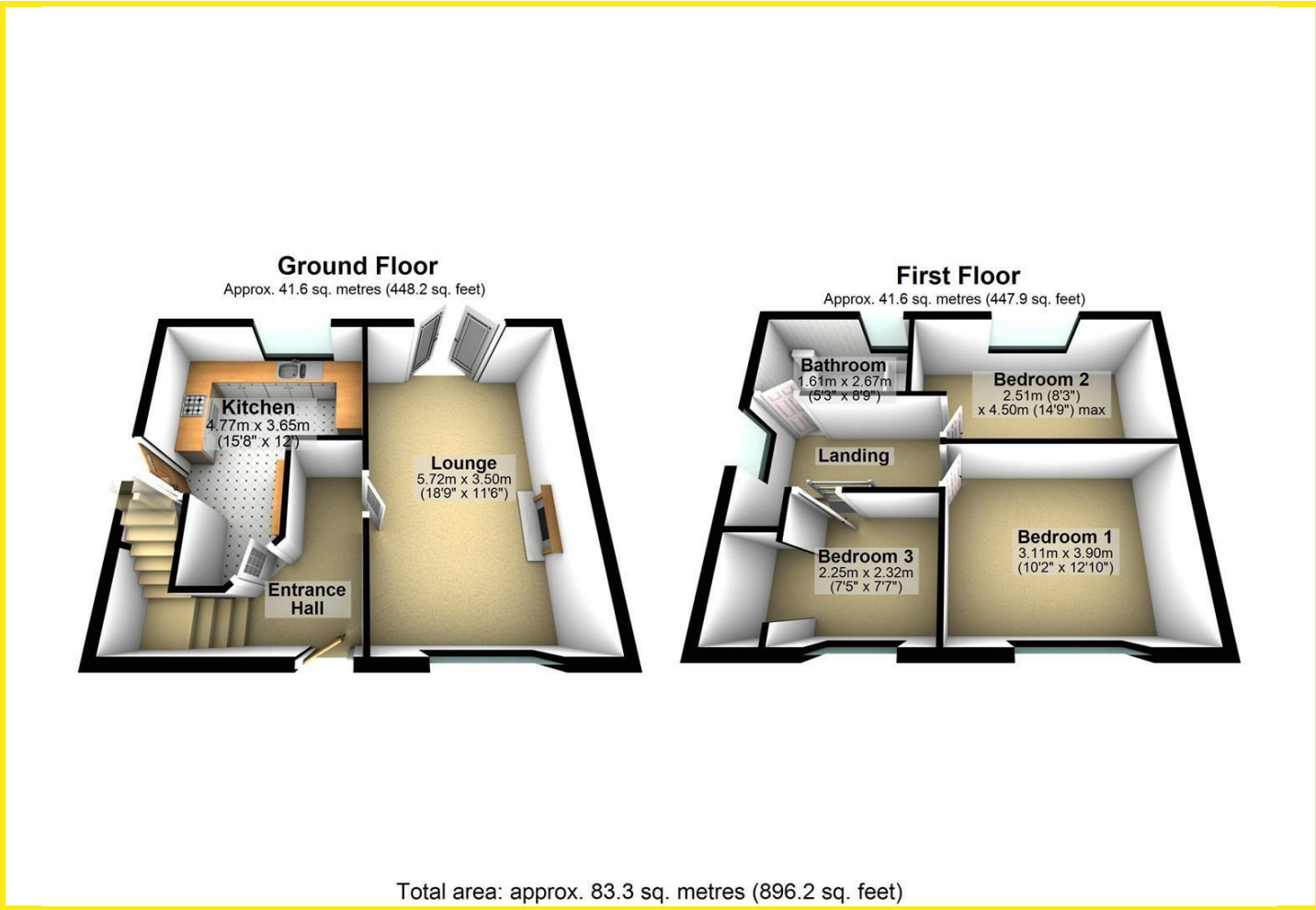
Set on a generous corner plot, the house is surrounded by expansive gardens on three sides, offering ample outdoor space for children to play or for hosting summer barbecues. The remote gate and driveway provide off-road parking for two vehicles, adding to the convenience of this lovely home.

In summary, this semi-detached house on Birch Drive is a fantastic opportunity for those looking for a modern, comfortable home in a friendly neighbourhood. With its excellent amenities and spacious gardens, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property your own.

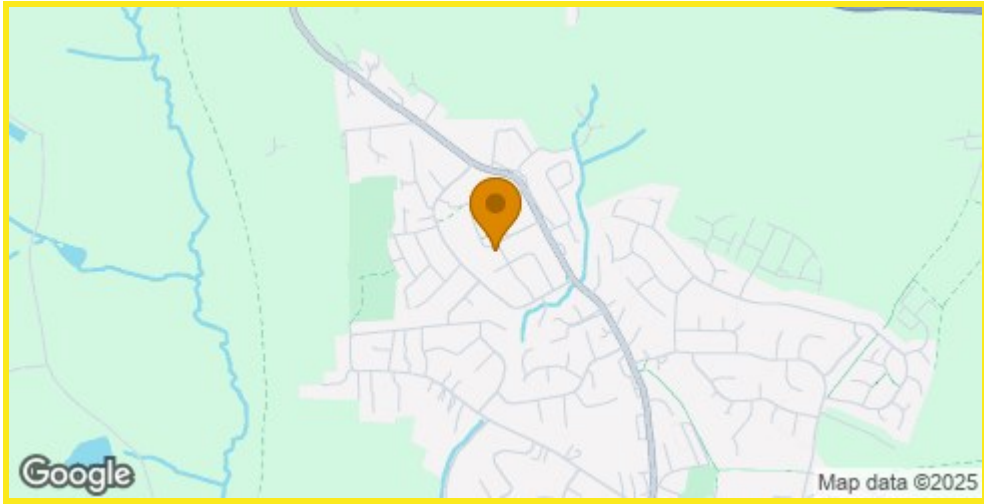




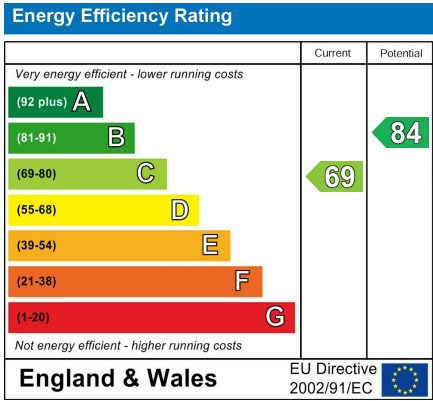
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout, taking the second exit right onto Leeds Road, continue down the hill taking the fifth left onto Birch Road. Follow the road round which becomes Birch Drive where the property can be found on the left hand side.

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