

*Mike*  
**Dobson**



**3 Roach Hill View**  
Kippax, Leeds, LS25 7FH

**£265,000**



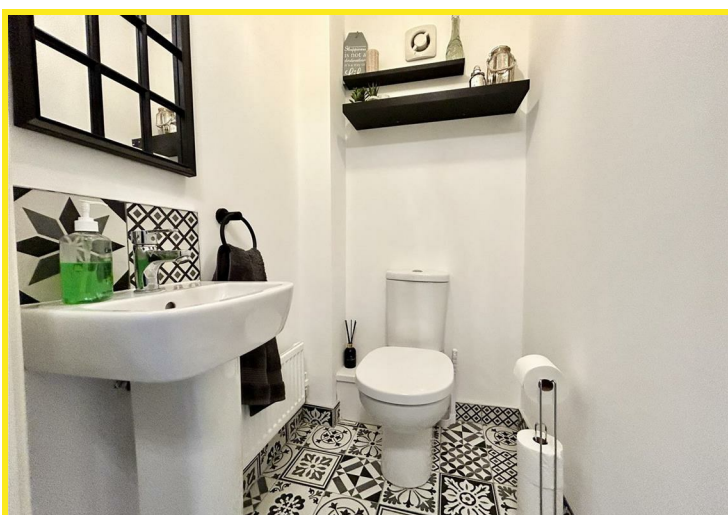
# 3 Roach Hill View

Nestled in the charming area of Roach Hill View, Kippax this modern semi-detached house offers a delightful blend of comfort and contemporary living. With three double bedrooms, including a generous main bedroom complete with a spacious en-suite shower room, this property is perfect for families or those seeking extra space.

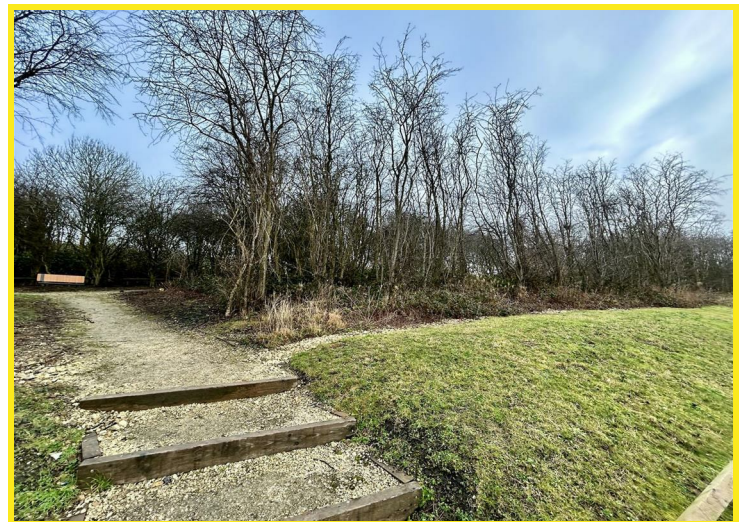
The house boasts a thoughtfully designed layout spread over three storeys, providing ample room for relaxation and entertainment. The inviting reception room serves as a perfect gathering space, while the modern fitted kitchen is equipped with integrated appliances and features a built-in dining table, making it ideal for both casual meals and formal dining occasions. Gas central heating and PVCu double glazing ensure a warm and energy-efficient environment throughout the year.

The property is situated off a private drive and also benefits from parking for two vehicles, adding to the convenience of modern living. Step outside the French doors from the kitchen/diner to discover a fully enclosed landscaped rear garden, a tranquil oasis perfect for outdoor entertaining or simply enjoying a quiet moment in the fresh air, with decked seating area, patio and artificial lawn, this delightful space is ideal for children to play or for hosting summer barbecues with friends and family. The property also faces the Roach Hill walkway, popular for walking enthusiasts.

In summary, this modern three-storey semi-detached house in Kippax is a wonderful opportunity for those looking for a stylish and comfortable home in a friendly community. With its excellent amenities and spacious living areas, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

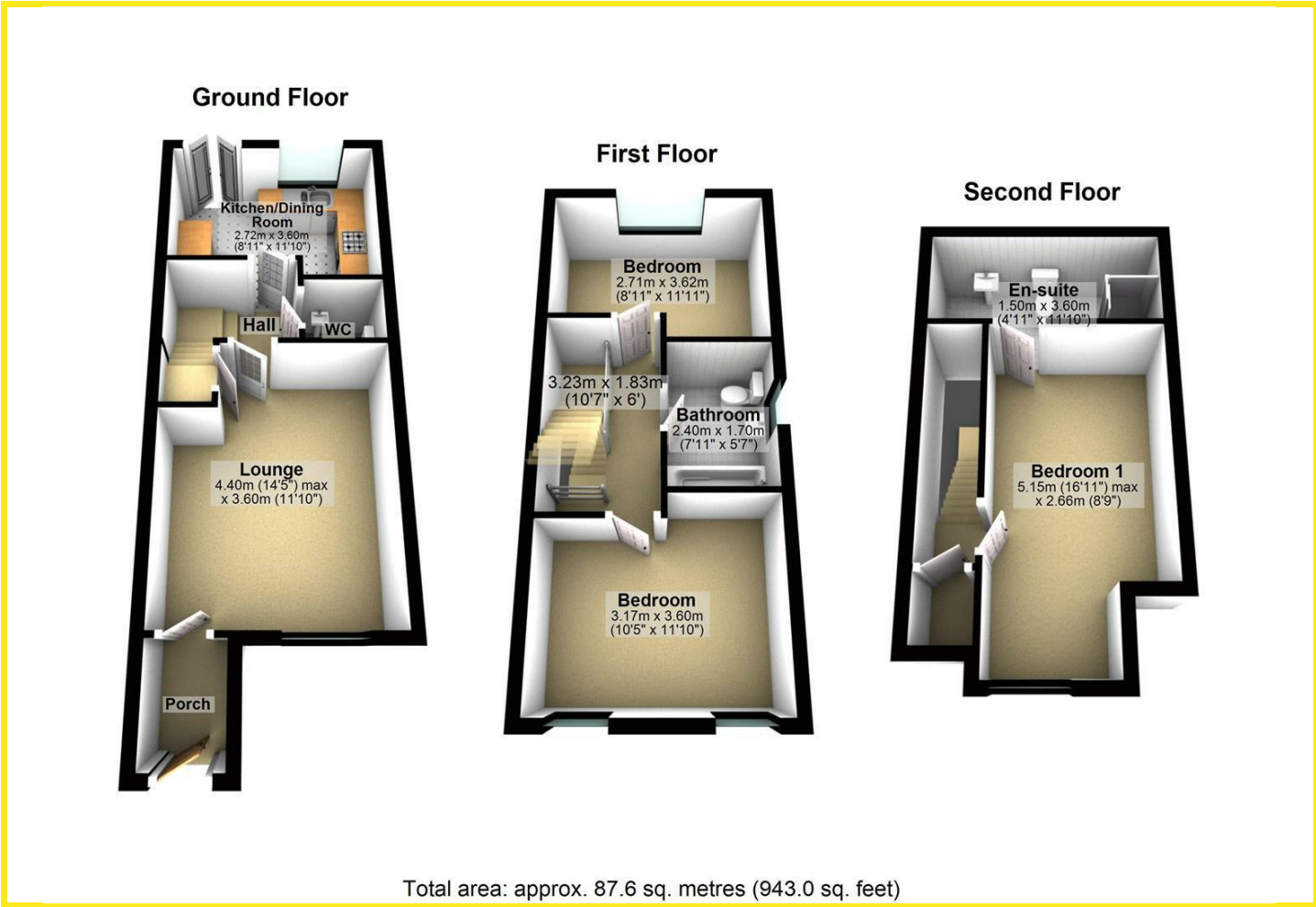




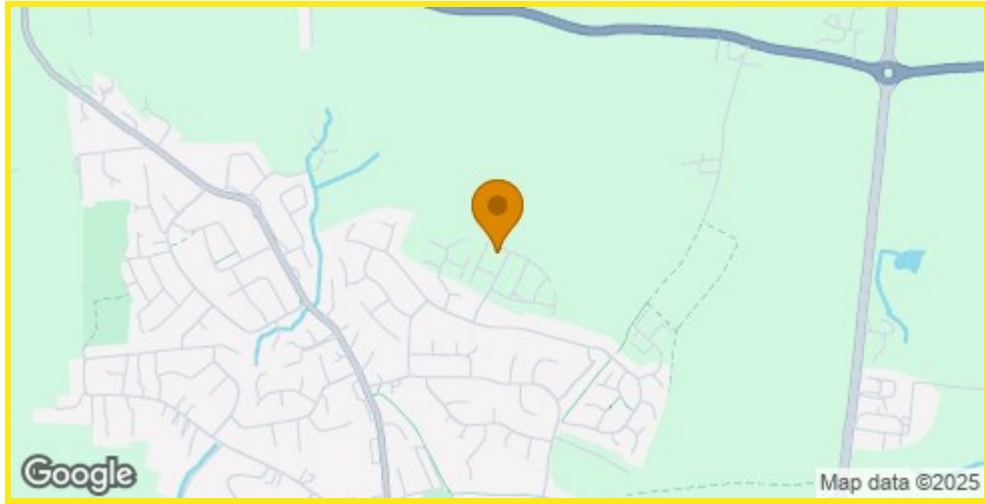




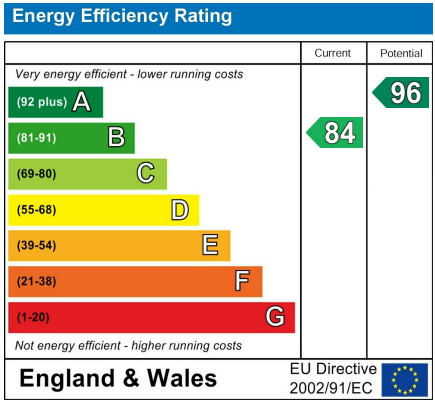
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right at the mini roundabout on to Leeds Road. Continue down the hill then turn right on to Gibson Lane. Take the next left on to Moorgate Drive and then right on to Sandgate Drive. Take the left turning on to Bula Close and at the end of the road turn right on to Roach Hill View where the property can be found as identified by the Agents board.

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