

Mike
Dobson



115 Leeds Road
Kippax, Leeds, LS25 7HP

£260,000

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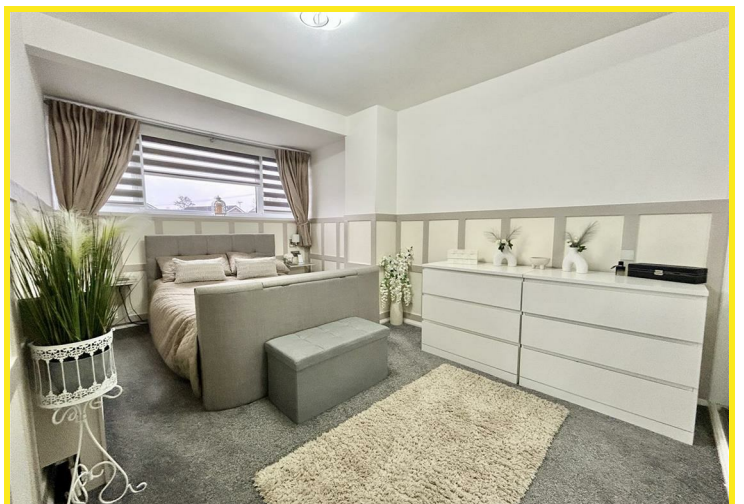
Nestled on the desirable Leeds Road in Kippax, this beautifully presented dormer semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is undoubtedly the updated kitchen, which comes equipped with a range of integrated appliances, making meal preparation a delight. The modern white bathroom suite adds a touch of elegance and functionality, ensuring that your daily routines are both stylish and convenient. Two of the bedrooms feature fitted wardrobes, providing generous storage solutions and helping to keep your living space tidy.

For those with vehicles, the property offers generous off road parking, a rare find that adds to the convenience of this lovely home. The gas central heating ensures warmth and comfort throughout the colder months, along with the majority of the PVCu double glazed windows having been renewed, making it a welcoming retreat all year round.

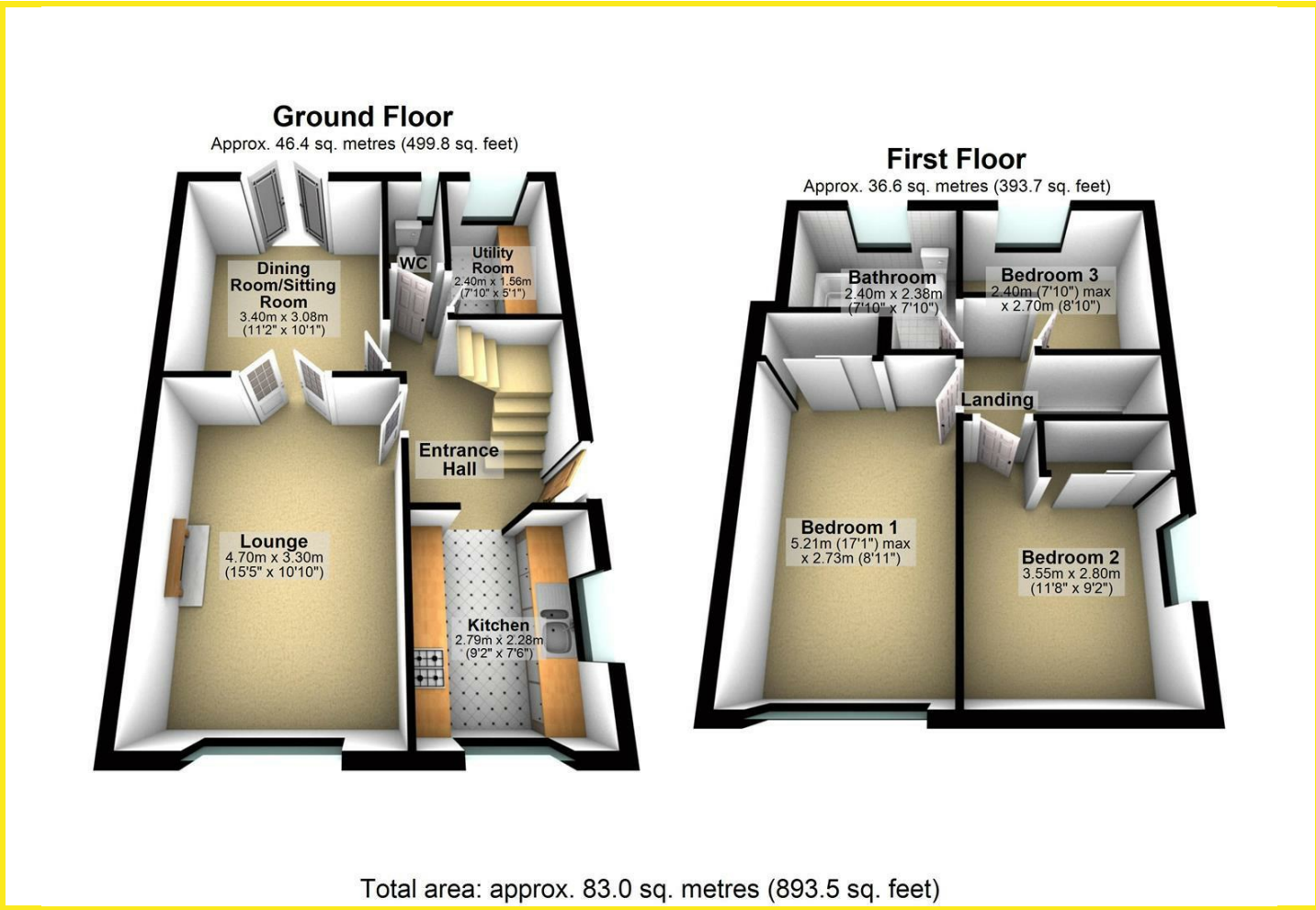
Step outside to discover a private and fully enclosed south facing garden, designed for low maintenance living. The garden features paved seating areas, ideal for alfresco dining or simply enjoying the sunshine, alongside artificial lawns that requires minimal upkeep.

This delightful property on Leeds Road is not just a house; it is a place where you can create lasting memories. With its modern amenities and thoughtful design, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful home your own.





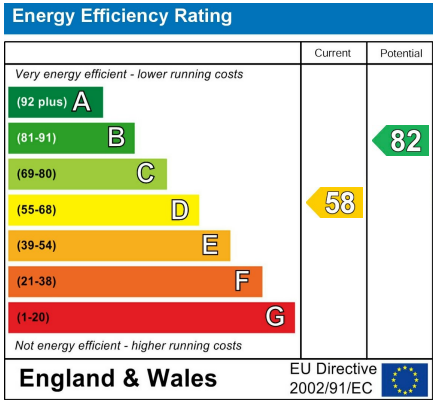
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office proceed to the mini roundabout and take the right turning onto Leeds Road. Follow the road down the hill continuing past the right hand turning onto Gibson lane. The property can be found on the left hand side as indicated by the Agents board.

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