

Mike
Dobson



3 Station Cottages

Kippax, Leeds, LS25 7FE

Chain Free £205,000

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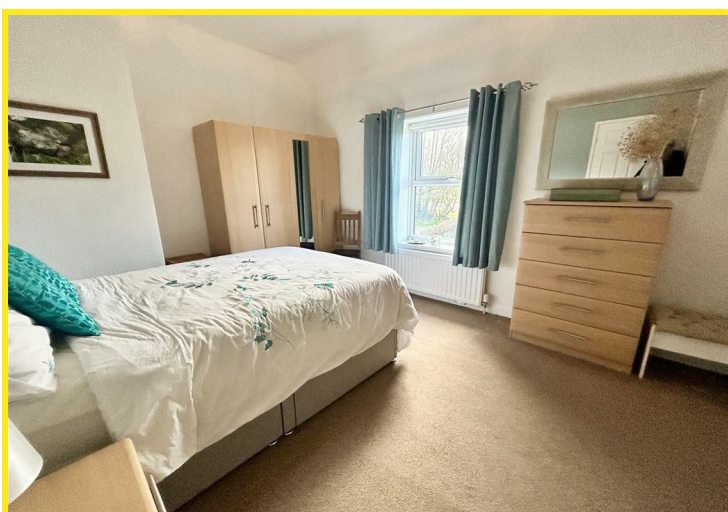
Nestled in the charming area of Station Cottages in Kippax, Leeds, this delightful former railway workers cottage offers a perfect blend of modern living and traditional cottage charm. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable home with ample space.

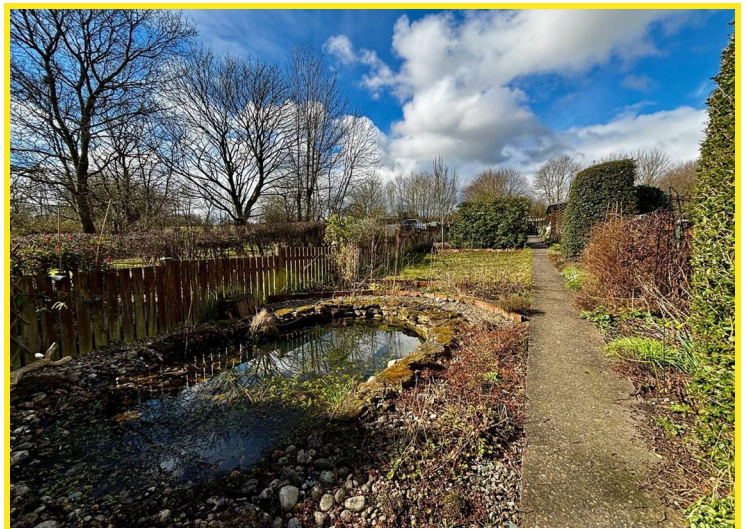
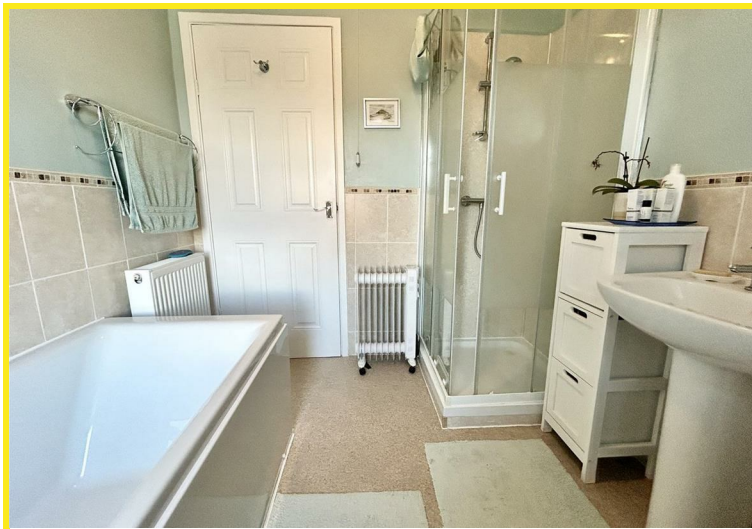
Upon entering, you will be greeted by a stylish lounge with feature wood burning stove, modern fitted dining kitchen that is both stylish and functional, making it a joy to prepare meals and entertain guests. The four-piece white bathroom suite adds a touch of luxury, ensuring that your daily routines are both comfortable and convenient.

The property benefits from gas central heating, powered by a combination boiler, and features PVCu double glazing throughout, providing warmth and energy efficiency. This ensures a cosy atmosphere during the colder months while keeping your energy bills in check.

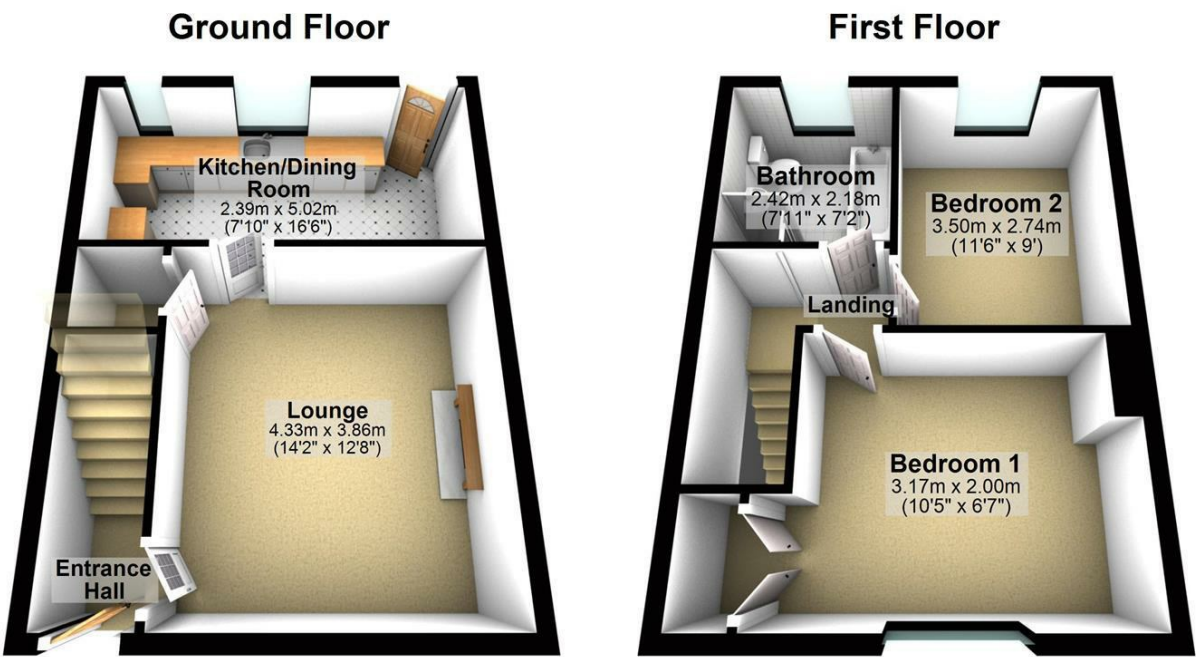
Outside, the established front garden is a lovely feature, complete with a patio area, lawn, garden pond and even a vegetable plot for those with a green thumb. The enclosed paved rear yard offers additional outdoor space, perfect for relaxing. An outbuilding provides extra storage space. The property enjoys an open outlook to the front and is situated just off The Lines walkway, great for walking enthusiasts.

This charming cottage in Kippax is not just a house; it is a home that offers comfort, style, and a welcoming community. With its modern amenities and delightful outdoor spaces, it is a property that truly deserves your attention.





Floor Plan

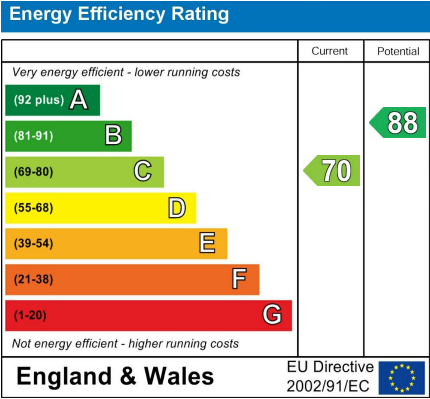


Total area: approx. 68.4 sq. metres (736.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first left down Butt Hill bearing right at the bottom of the hill which becomes Station Road, continue along this road which then becomes Berry Lane and take your first turning left where Station Cottages can be found on your left hand side.

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