



12 The Grove

Kippax, Leeds, LS25 7ND

Chain Free £195,000

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Nestled in the charming area of The Grove, Kippax, Leeds, this semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a practical and stylish area for culinary pursuits. The home has been thoughtfully updated with external insulation and a new roof, ensuring energy efficiency and comfort throughout the seasons. Gas central heating, powered by a combination boiler, and PVCu double glazing contribute to a warm and inviting atmosphere.

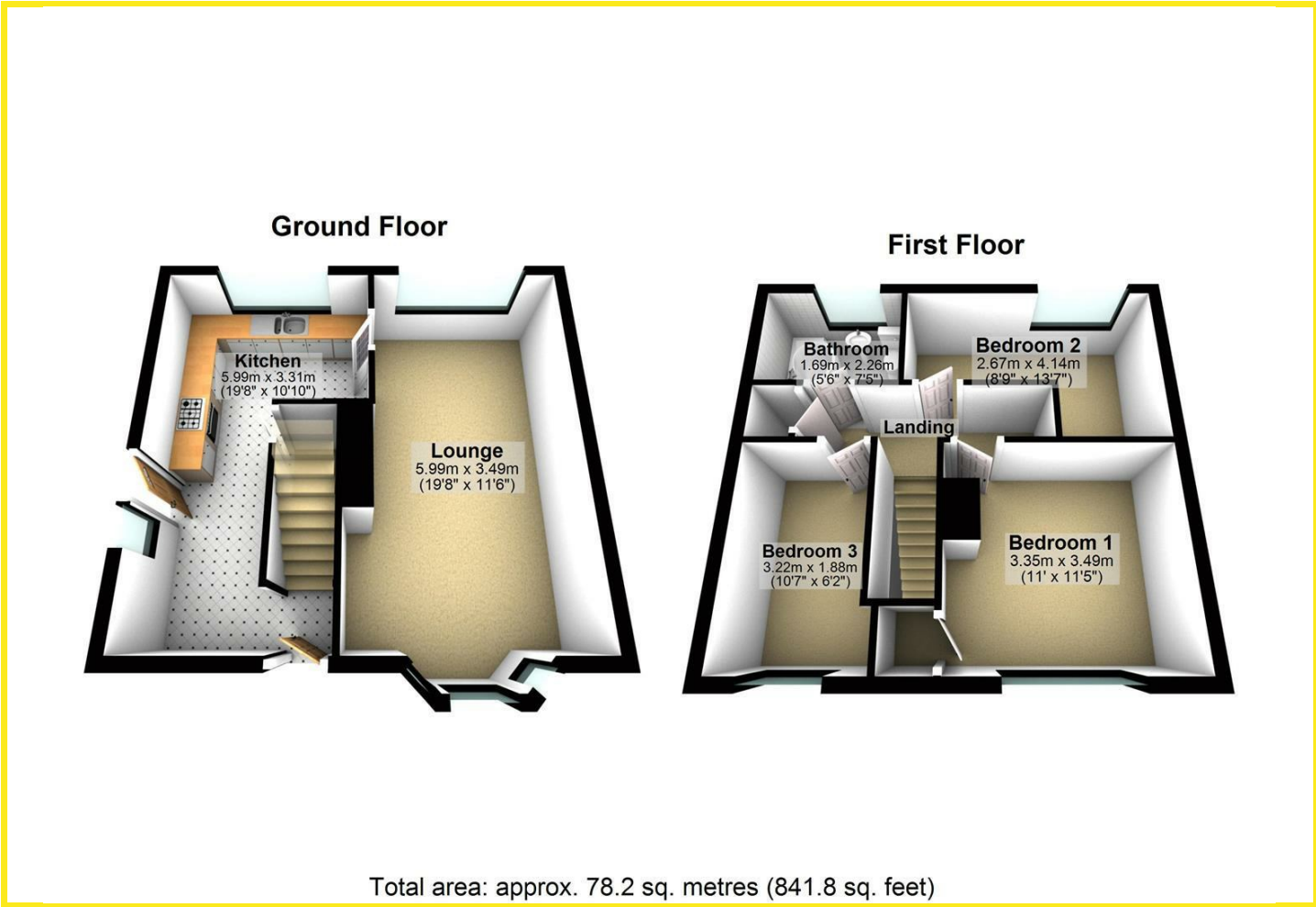
For those with vehicles, the property offers off-road parking for two vehicles, along with a detached single garage, providing both convenience and security. The established rear lawned garden is a lovely outdoor space, perfect for children to play or for hosting summer barbecues with family and friends.

This residence in Kippax is not only a comfortable home but also a wonderful community, with local amenities and transport links nearby. Whether you are looking to settle down or invest, this property is a fantastic choice that combines practicality with charm.





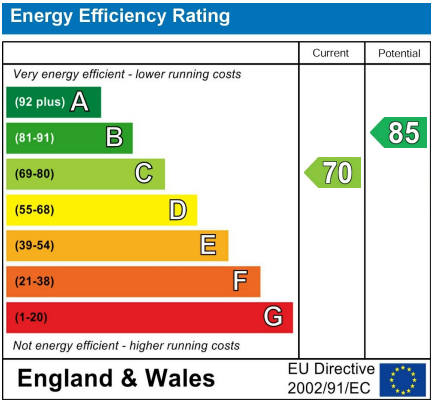
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, second left onto Westfield Lane, continue along this road taking the second left onto The Drive, first right onto The Grove where the property can be found on the right hand side as indicated by the agents board.