

Mike
Dobson



29 Woodlands Grove

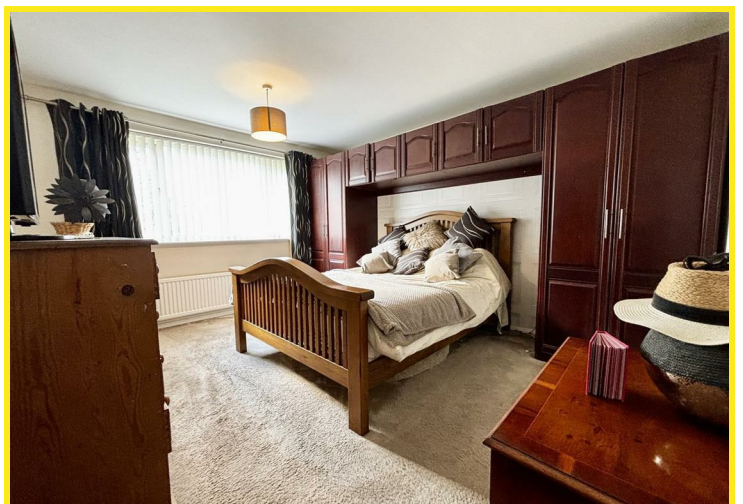
Kippax, Leeds, LS25 7RW

£425,000

29 Woodlands Grove

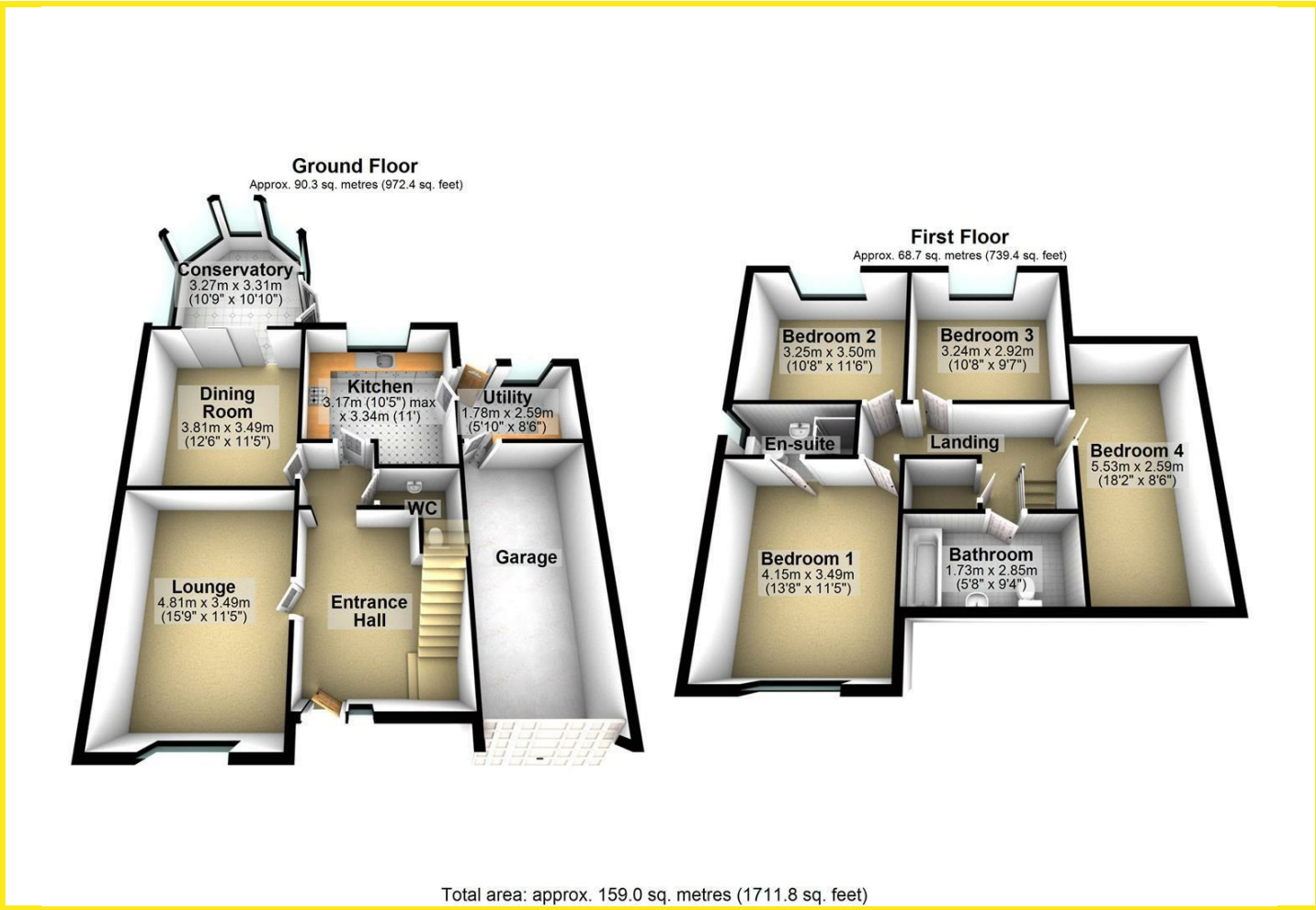
A rare opportunity has arisen to purchase this four bedroom detached property, situated on a corner plot at the head of this popular cul-de-sac and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The spacious accommodation briefly comprises: entrance hall, lounge, ground floor WC, dining room with single sliding patio doors to the conservatory, kitchen, utility with door into the garage, four double bedrooms to the first floor, the main bedroom having an en-suite, and family bathroom/WC. In addition, the property has double glazed windows throughout, gas central heating with boiler located in the utility, feature fire surround to lounge with inset gas fire, fitted kitchen with units to high and low levels, four ring gas hob with extractor over, built in electric oven, plumbing for dishwasher, door to utility which has a work surface and plumbing for washing machine. The main bedroom has fitted wardrobes and an en-suite with independent shower cubicle, vanity wash basin with cupboard below and low flush WC. The family bathroom has a three piece white suite comprising of rectangular panelled bath with shower over and side screen, vanity wash basin with cupboard below, low flush WC and a handy storage cupboard over the stairs. Outside, the property sits on a large corner plot with a lawned garden and off road parking to the front leading to the integral garage with up and over door, power and light. To the rear is a private and enclosed garden with paved patio seating areas and an extensive lawn with a variety of plants and trees.

Properties on this street don't stick around long so we recommend viewing as soon as you can!

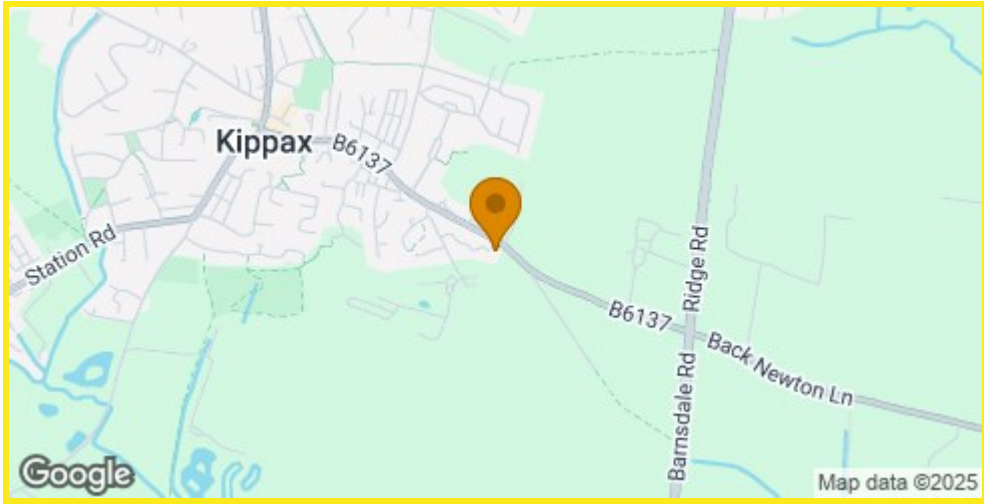




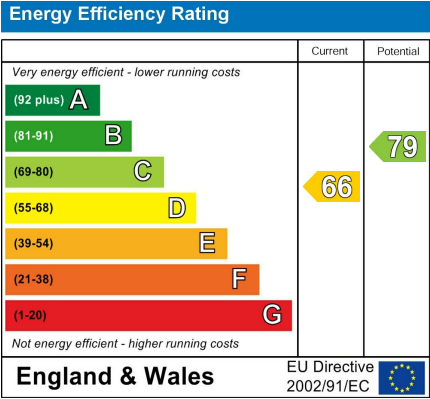
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street taking the sixth turning right onto Park Lane, turn left onto Woodlands Grove where the property can be found at the head of the cul-de-sac.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.