

Mike
Dobson



16 The Grove

Kippax, Leeds, LS25 7ND

£270,000

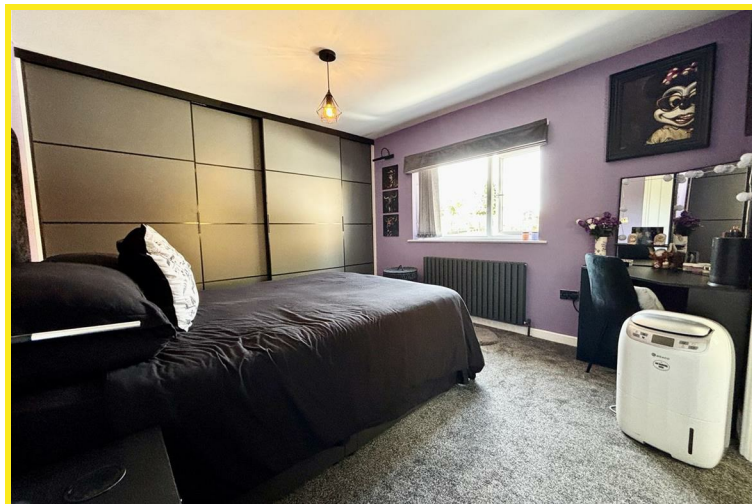
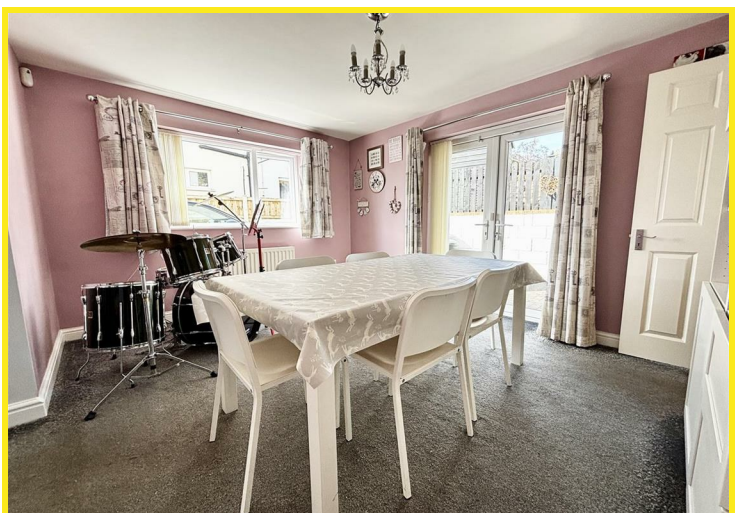
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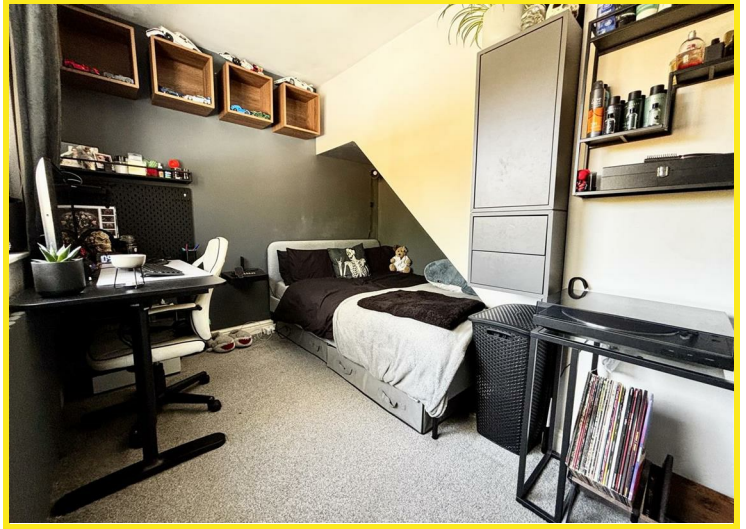
Nestled at the head of a tranquil cul-de-sac in The Grove, Kippax, Leeds, this extended four-bedroom semi-detached house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this home is ideal for families seeking both relaxation and entertainment spaces.

The fitted kitchen, which has granite work tops, has a range of built-in appliances, making it a delightful area for culinary enthusiasts, along with a separate dining room/sitting room. The property boasts four well-proportioned bedrooms, three having fitted furniture, including a main bedroom with the added luxury of an en-suite shower room, ensuring privacy and convenience for the occupants. A family bathroom serves the remaining bedrooms, providing ample facilities for a busy household. There is also a handy loft space accessed via a staircase from the landing, being fully insulated, decorated and carpeted with Velux windows.

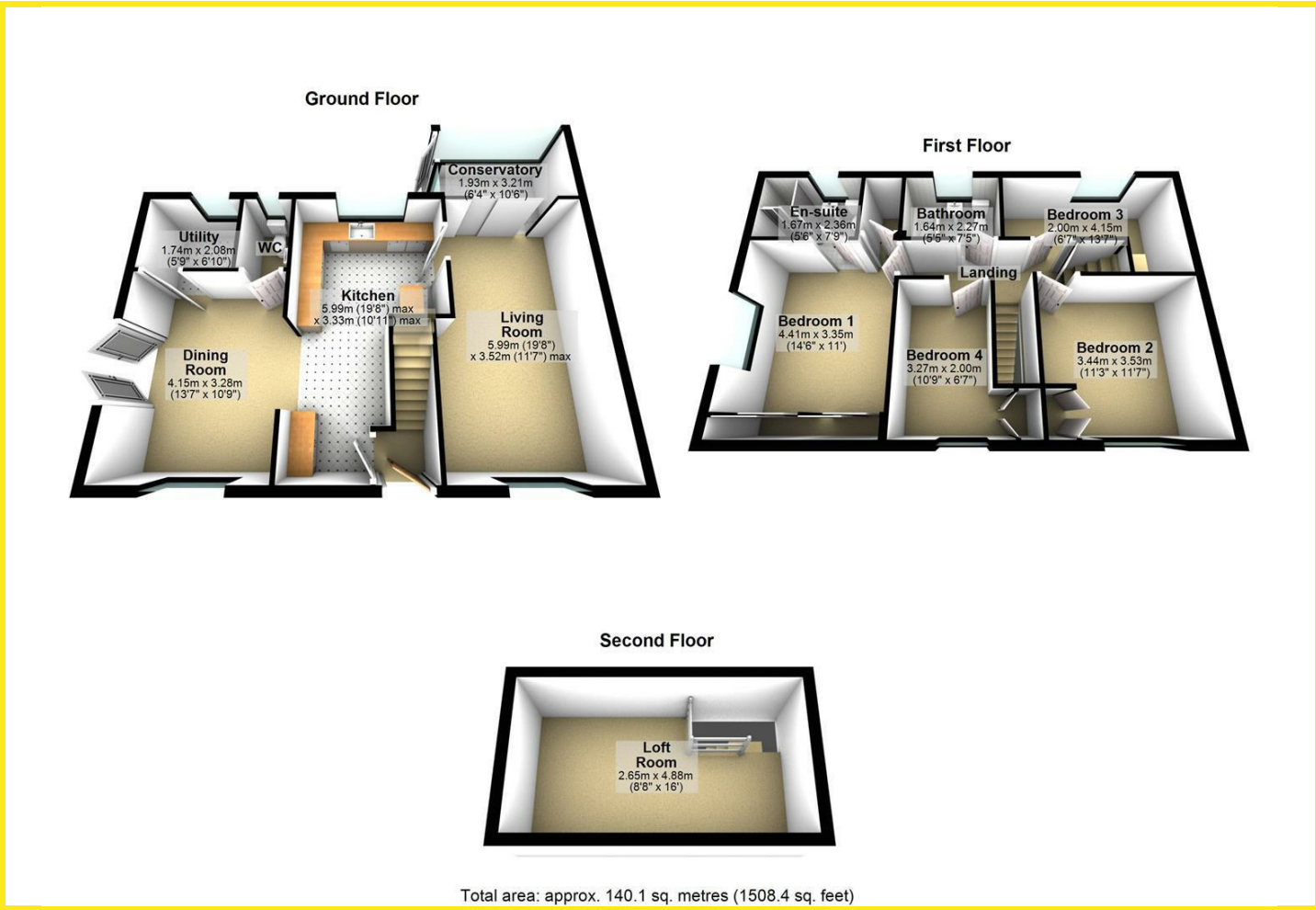
There is gas central heating throughout the property, having a recently upgraded boiler, ensuring warmth and comfort during the colder months. The property also benefits from a new roof and having been recently re-decorated throughout, along with an alarm and CCTV system. Outside, you will find off-road parking for three vehicles, along with an electric charge point.. The gardens, situated to the side and rear of the house, offer a lovely outdoor space for children to play or for hosting summer gatherings. with different seating areas, lawn, rockery and artificial lawn.

This charming home is not only well-appointed but also conveniently located, making it an excellent choice for those looking to settle in a peaceful yet accessible neighbourhood. Whether you are a growing family or simply seeking more space, this property is sure to meet your needs and exceed your expectations.





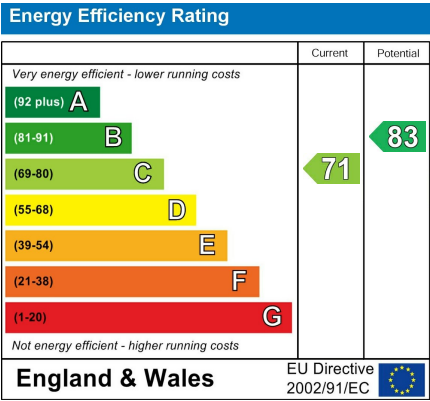
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second right onto Leeds Road, take the second turning left onto Westfield Lane, then left on to The Drive, then take the first right into The 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.