

Mike
Dobson



9 Sycamore Avenue
Kippax, Leeds, LS25 7DJ

Open To Offers £179,995

9 Sycamore Avenue

Nestled on the charming Sycamore Avenue in Kippax, Leeds, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in. The home is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. The PVCu double glazing not only enhances energy efficiency but also contributes to a peaceful living environment by reducing outside noise.

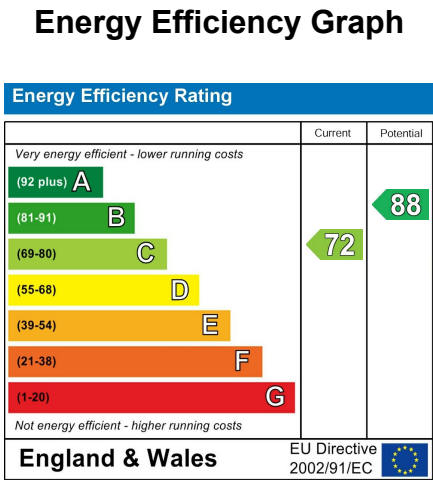
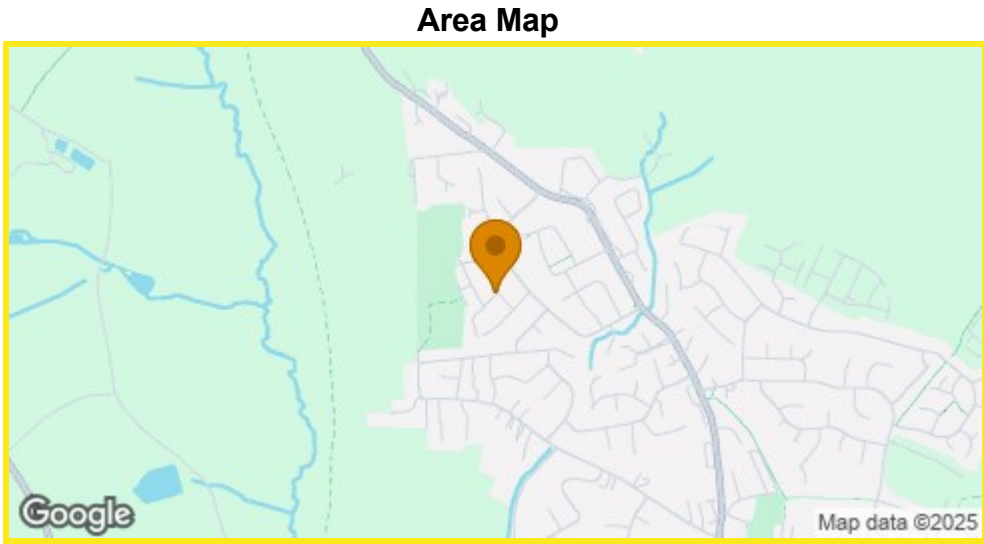
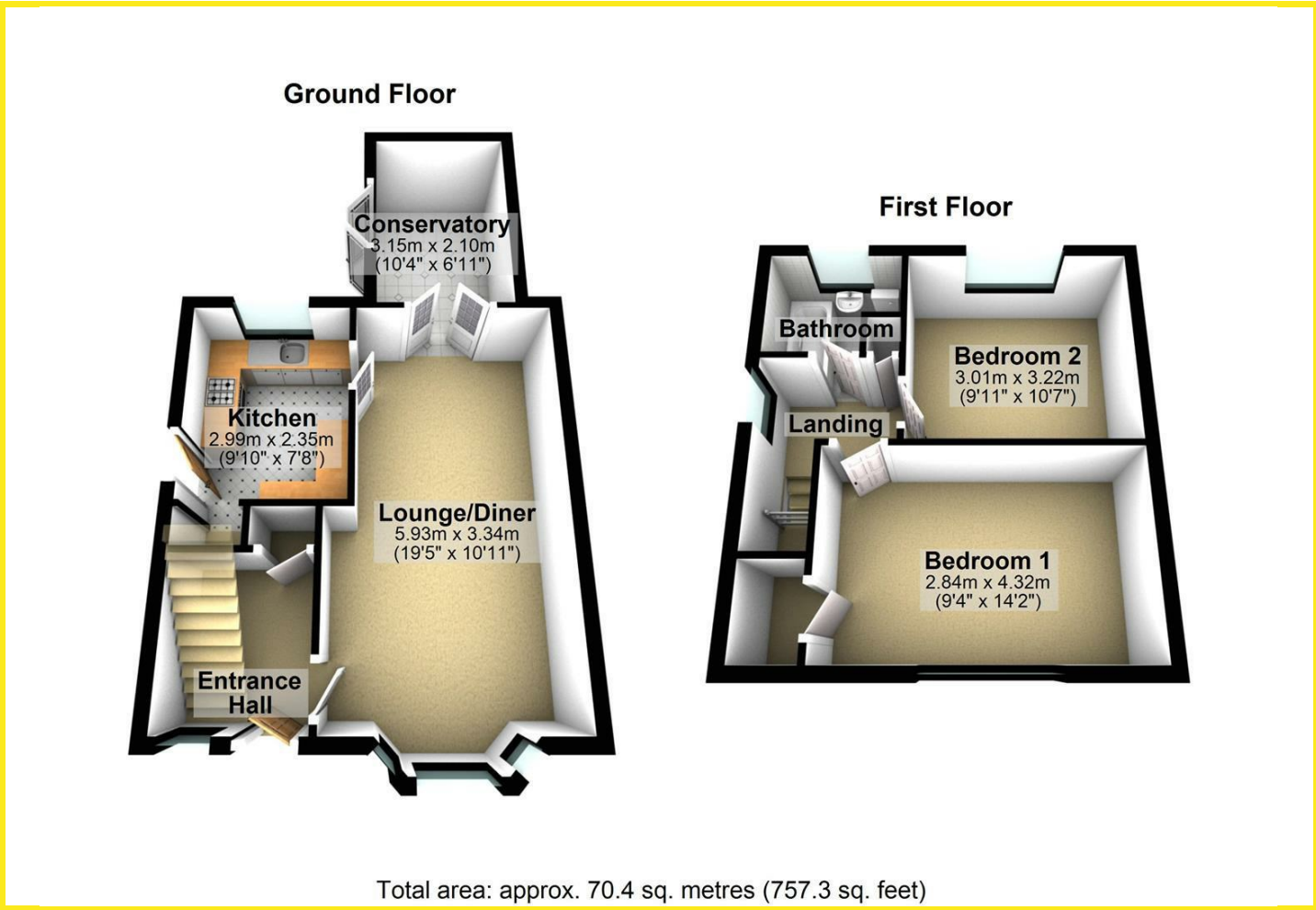
The property has the benefit of a PVCu double glazed conservatory, which offers a bright and airy space to enjoy the garden views, whether it be for a morning coffee or an evening read. There is a larger rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for hosting summer barbecues with family and friends.

This home is ideally situated in a friendly neighbourhood, with local amenities and transport links within easy reach, making it a convenient choice for modern living. With its appealing features and inviting atmosphere, this semi-detached house on Sycamore Avenue is a must-see for anyone looking to settle in the vibrant area of Kippax.





Floor Plan



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down the hill turning left opposite the Moorgate public house onto Valley Road follow the road round taking the second turning left onto Valley Ridge, first right onto Elm Avenue and then left onto Sycamore Avenue.

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.

4 High Street, Kippax, LS25 7AB
Tel: 0113 2873500 Email: kippax@mdobson.co.uk <https://www.mdobson.co.uk>