

*Mike*

**Dobson**



**12 Apple Tree Mews**

Kippax, Leeds, LS25 7SE

**£340,000**

# 12 Apple Tree Mews

An extremely well presented four bedroom semi-detached house located in a cul-de-sac street having open views beyond and situated within walking distance to Kippax High Street.

The accommodation briefly comprises entrance hall, separate W.C., kitchen/diner, first floor landing, lounge, bedroom one, en-suite shower room, second floor landing, bedroom two, bedroom three, bedroom four, and bathroom/W.C.

In addition the property has PVCu double glazed windows with some rooms having more than one window, gas fired central heating with Baxi combination boiler being located in the garage and serviced on an annual basis with the last service being completed in 2025, EV charging point, alarm system being serviced on an annual basis, stunning fitted kitchen which was installed in 2021 with ample storage and pull out corner unit, integrated dishwasher, space for fridge/freezer, and to include the range cooker, fully replaced separate W.C. and en-suite shower room approximately 18 months ago, two double fitted recessed wardrobes to bedroom one, and access to the loft with pull down ladder being fully insulated, majority boarded and having a light.

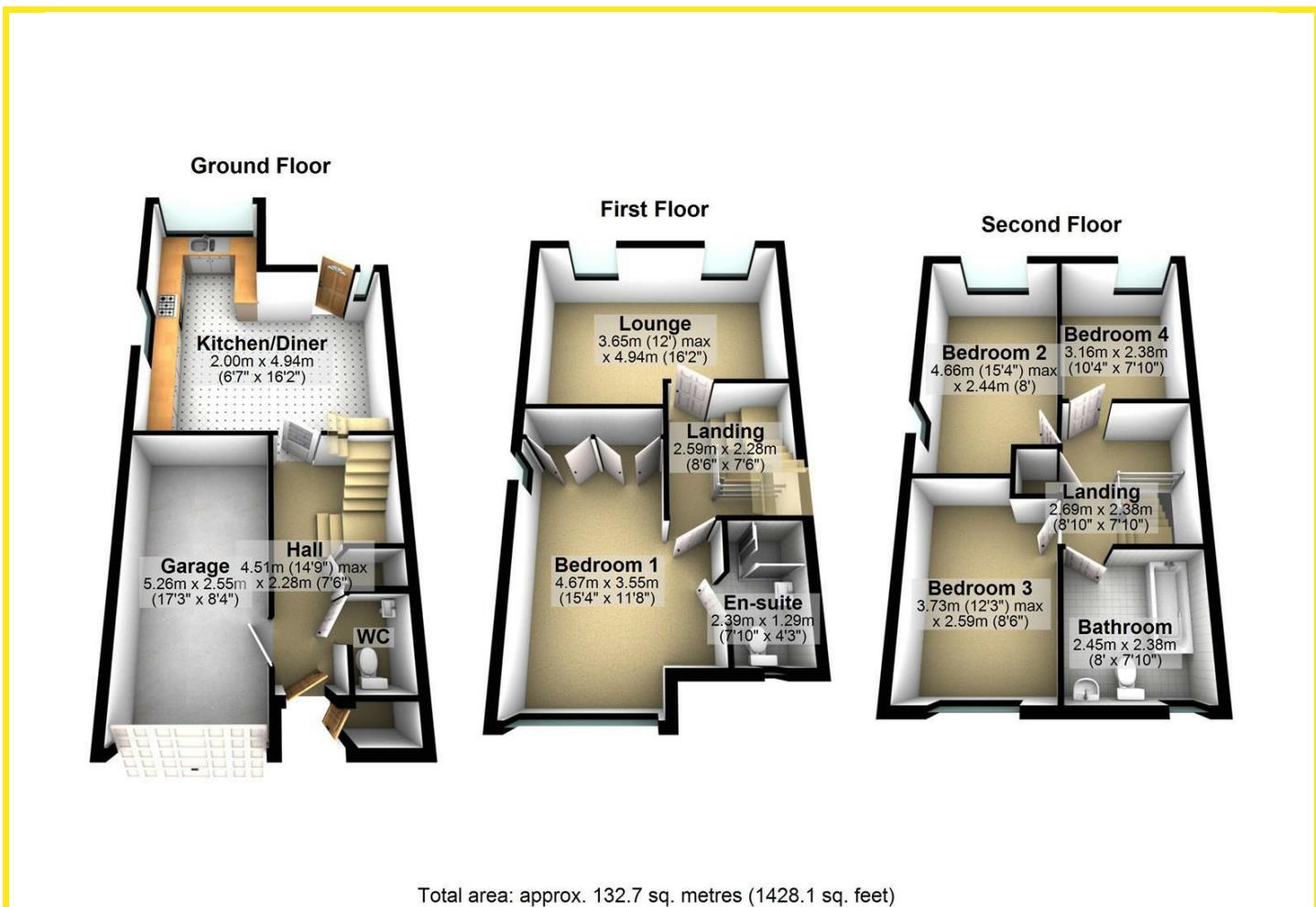
Externally, to the front of the property is a tarmac driveway providing off road parking for multiple vehicles. The driveway leads to an integral garage having up and over door and has plumbing for washing machine and space for dryer inside. To the rear of the property is a fully enclosed beautifully presented enclosed garden with a lawned area and pebbled seating area.



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## Floor Plan



**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right up High Street taking the third turning right onto Appletree Lane and first left into Appletree Mews where the property can be found on the right hand side.

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