

Mike
Dobson



12 Apple Tree Mews

Kippax, Leeds, LS25 7SE

£340,000

12 Apple Tree Mews

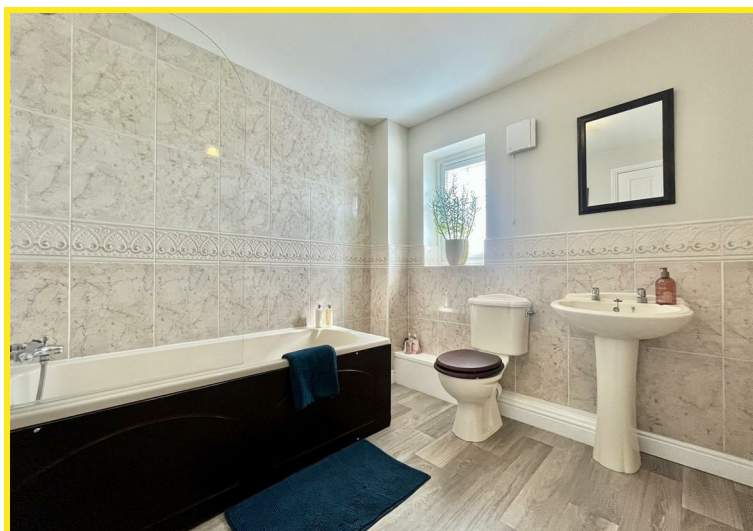
An extremely well presented four bedroom semi-detached house located in a cul-de-sac street having open views beyond and situated within walking distance to Kippax High Street.

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.

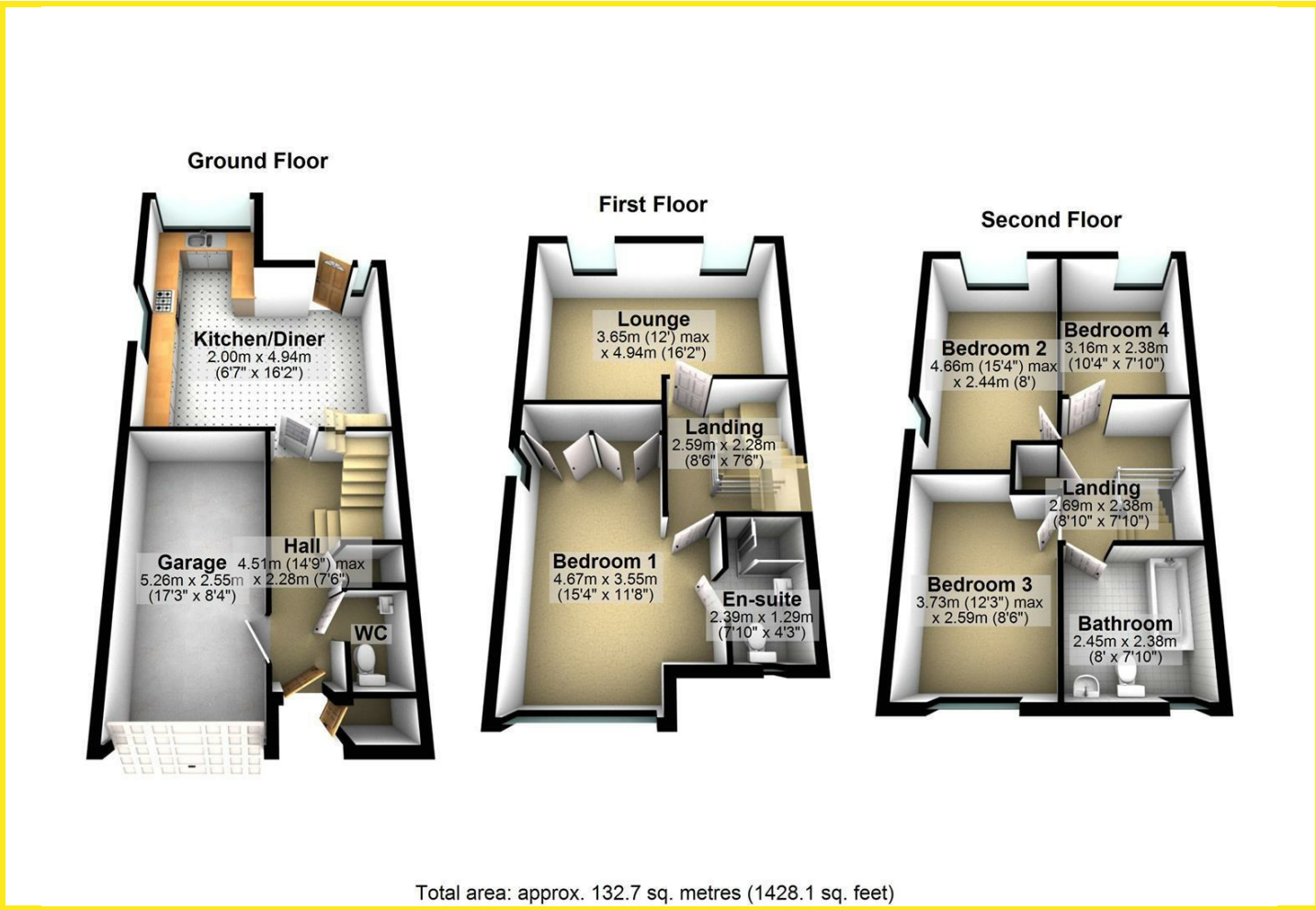
In addition the property has PVCu double glazed windows with some rooms having more than one window, gas fired central heating with Baxi combination boiler being located in the garage and serviced on an annual basis with the last service being completed in 2025, EV charging point, alarm system being 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.





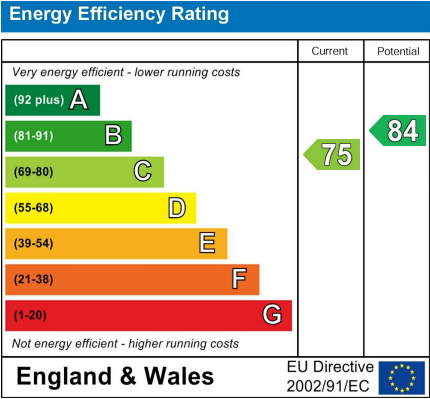
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.