

Mike
Dobson



11 West View

Kippax, Leeds, LS25 7HD

£140,000

11 West View

Nestled in the charming area of West View, Kippax, Leeds, this terraced house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, perfect for relaxing or entertaining guests.

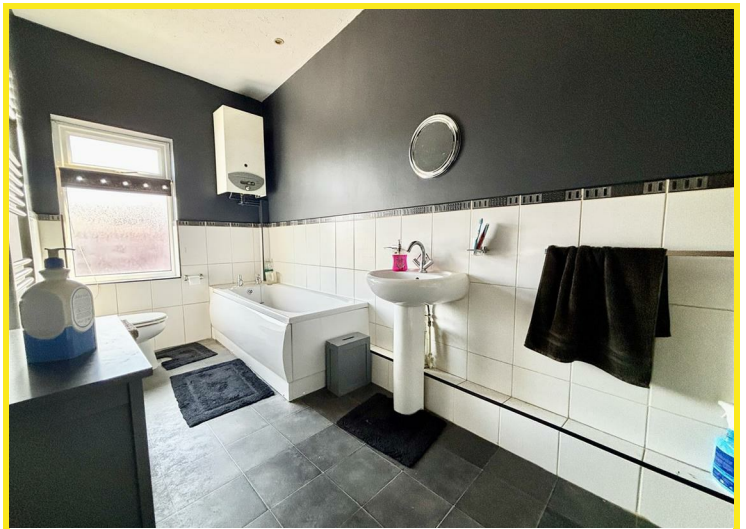
The heart of the home is the large open-plan kitchen and dining area, equipped with a four-ring gas hob, electric oven, and plumbing for a washing machine, making it a practical space for culinary enthusiasts. The separate lounge, adorned with a delightful bay window, offers a cosy retreat for quiet evenings.

The main bedroom benefits from fitted wardrobes, providing ample storage, while the four-piece white bathroom suite includes a shower, a rectangular panelled bath, a pedestal wash basin, and a low flush WC, catering to all your bathing needs.

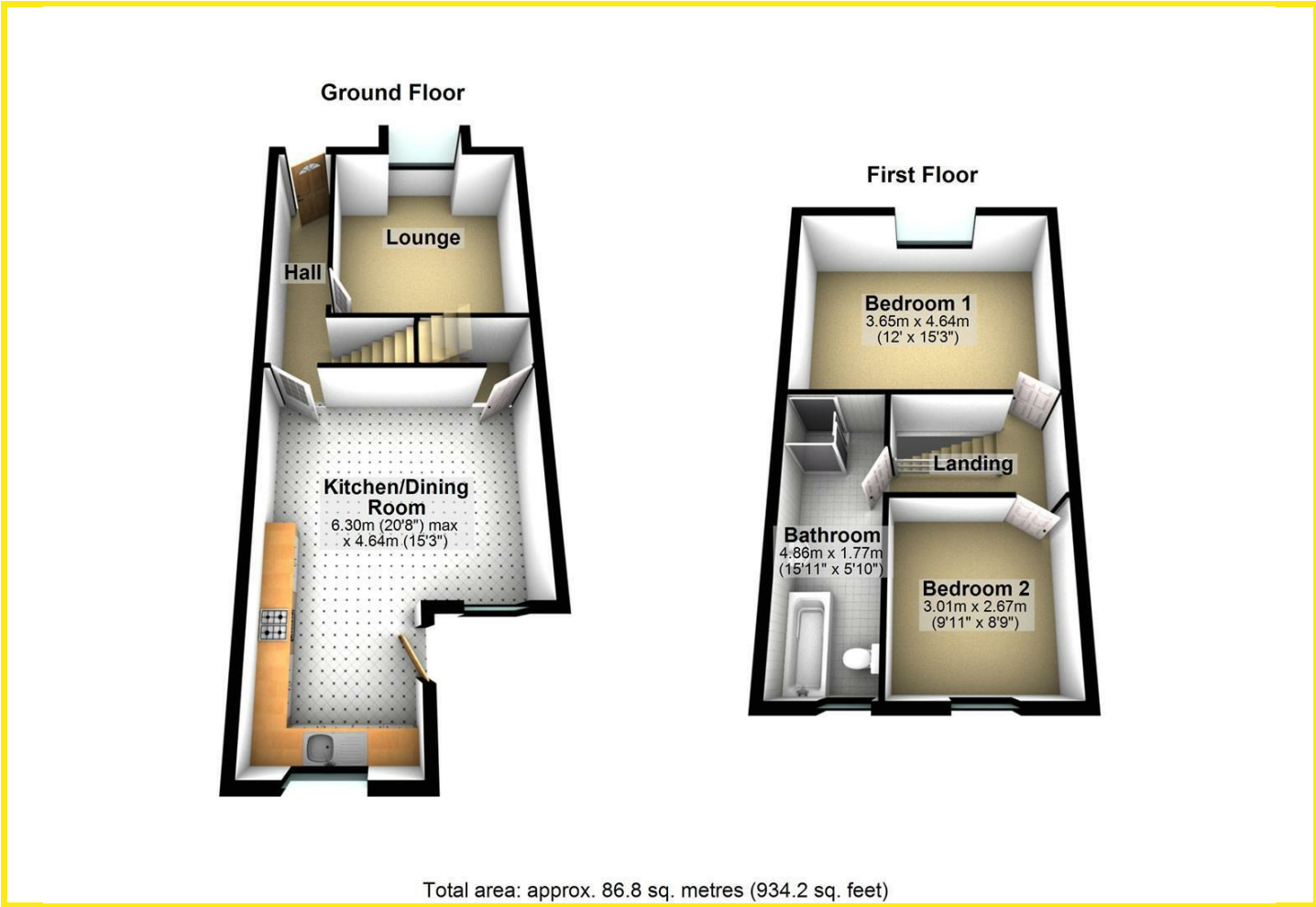
Outside, the property boasts a rear garden complete with a decked seating area and a lawn, perfect for enjoying sunny days or hosting gatherings. Off-road parking is available at the front, adding to the convenience of this lovely home.

Situated within walking distance to local shops, schools, and public transport links, this property is well-connected to the surrounding area, making it an ideal choice for families and commuters alike. Although the house is in need of modernisation, it offers a fantastic canvas for those looking to add their personal touch and create a truly special living space. Don't miss the chance to make this house your home.





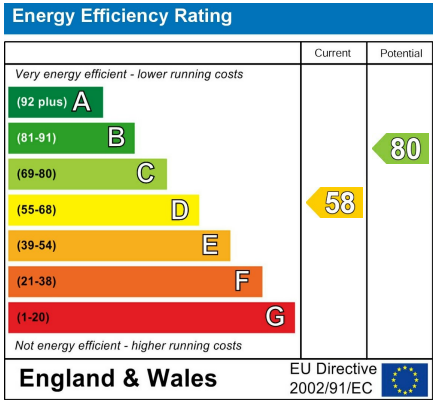
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to mini roundabout taking the second right onto Leeds Road. Take the second turning right onto Church Lane and immediate left onto Robinson Lane and follow the road taking second left onto West View where the property can be found on the left hand side as indicated by the Agents Board.

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.