

Mike
Dobson



76 Westfield Lane

Kippax, Leeds, LS25 7JJ

Chain Free £210,000

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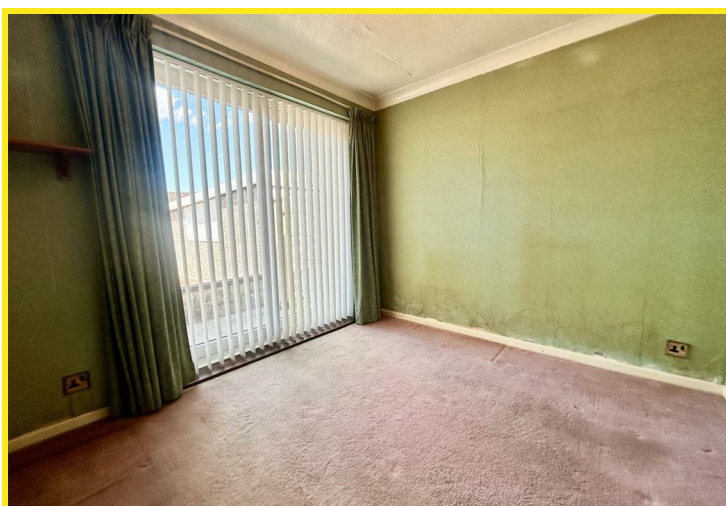
Nestled in the charming area of Kippax, Leeds, this semi-detached bungalow on Westfield Lane presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The kitchen is equipped with a built-in oven, hob, and extractor, catering to all your culinary needs. The gas central heating system, featuring a new Worcester combination boiler installed in August 2023, along with new radiators ensures warmth and comfort throughout the year, complemented by PVCu double glazed windows and doors that enhance energy efficiency.

For those with vehicles, the property provides ample parking space for up to three vehicles, along with a detached garage that has been recently re-roofed. This garage is not only practical but also includes power and lighting, making it a versatile space for storage or hobbies.

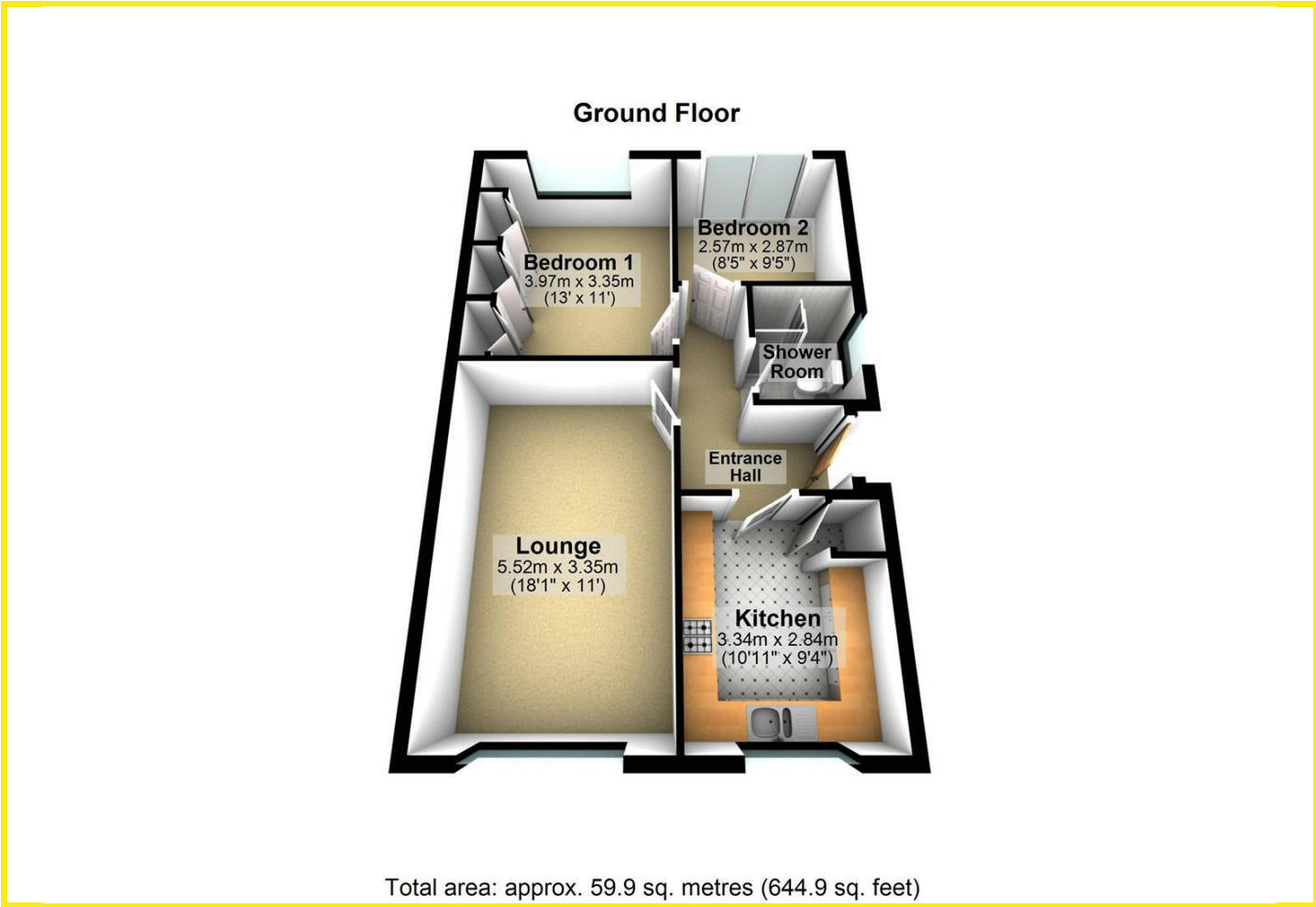
The front and rear gardens have been thoughtfully re-landscaped to be low maintenance, featuring stylish paving, pebbles, and chipped slate, allowing you to enjoy outdoor space without the burden of extensive upkeep.

While the property does require some cosmetic updating internally, this has been reflected in the asking price, offering you the chance to personalise your new home to your taste. This bungalow is a fantastic opportunity to create a comfortable living space in a desirable location. Don't miss out on the chance to make this property your own.





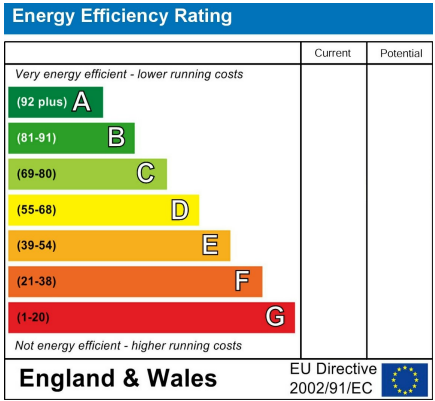
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, second left onto Westfield Lane, continue down the hill where the property can be found on the right hand side as indicated by agents board.