

Mike
Dobson



1 Rutland Close
Kippax, Leeds, LS25 7JH

£250,000

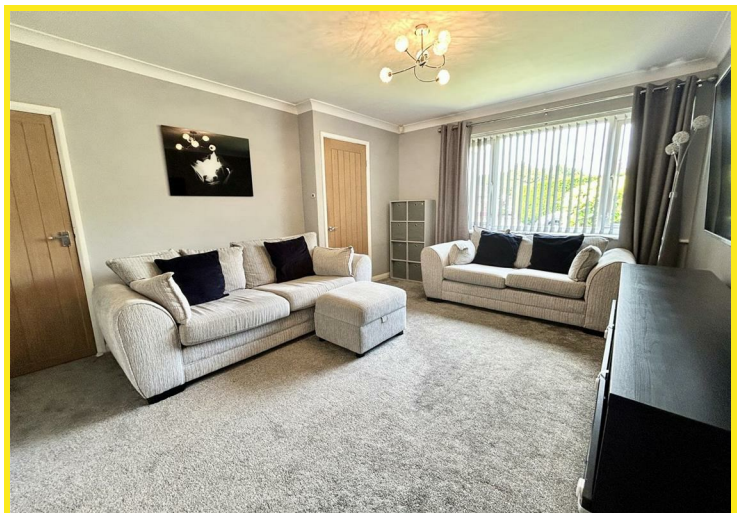
1 Rutland Close

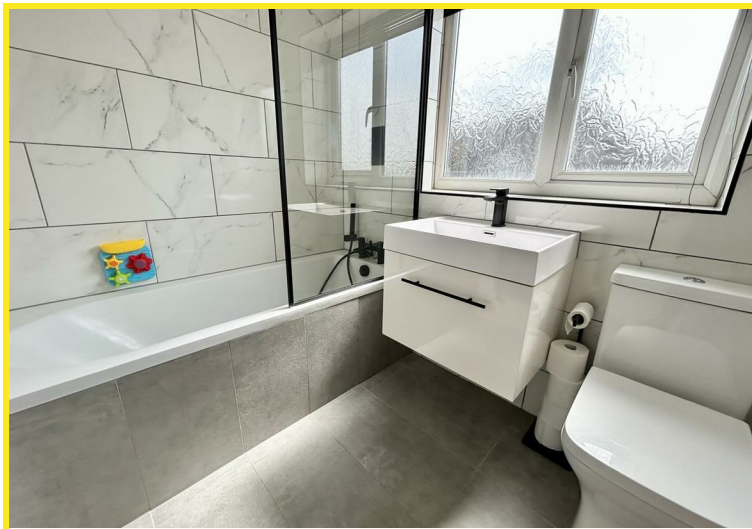
Nestled in the charming area of Rutland Close, Kippax, Leeds, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a spacious area, perfect for relaxation or entertaining guests.

The fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a practical space for culinary enthusiasts. The modern white bathroom suite features a shower over the bath, ensuring convenience for all family members. The property benefits from gas central heating, powered by a combination boiler, and boasts PVCu double glazed windows and doors, enhancing energy efficiency and comfort.

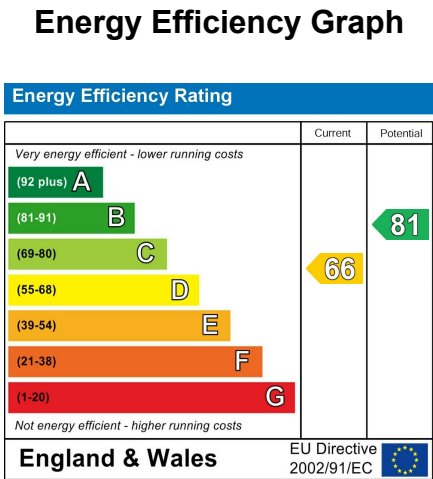
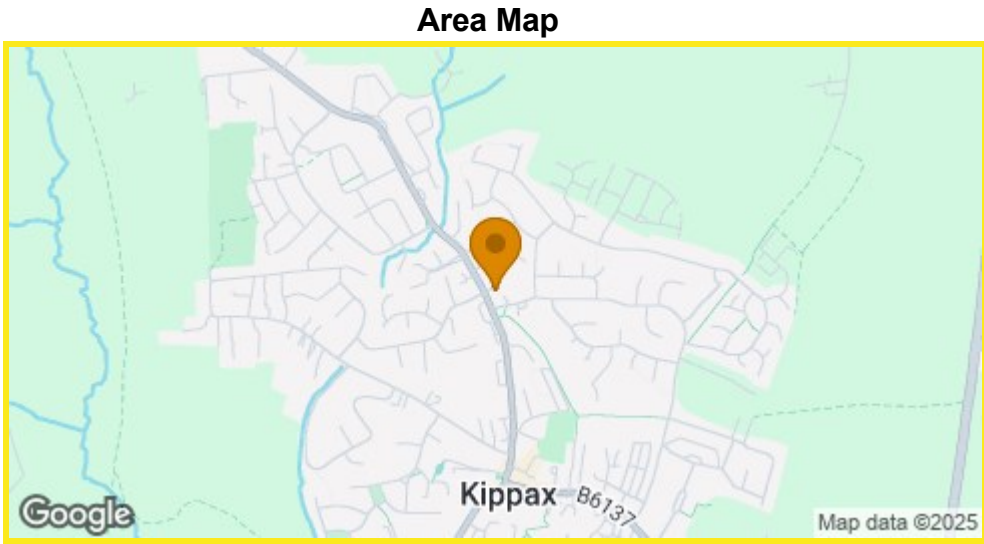
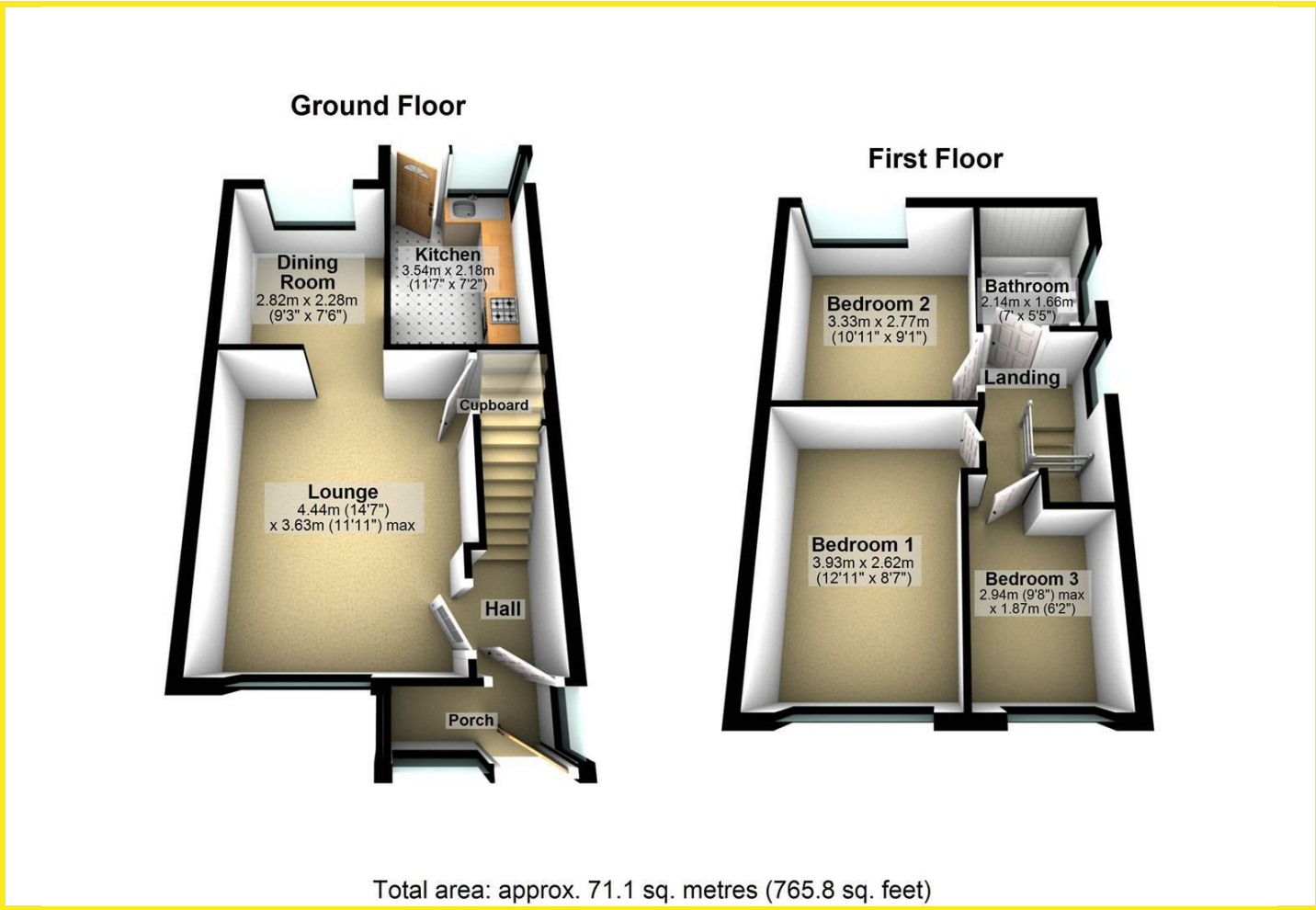
Situated on a corner position, this home offers ample parking with a driveway accommodating up to two vehicles, alongside a detached garage for additional storage or parking needs. The front garden is laid to lawn, providing a pleasant view, while the enclosed rear garden features a paved patio, a lawn area, and a decked seating space, perfect for outdoor gatherings or quiet evenings.

This property is not only a lovely home but also a fantastic opportunity to enjoy a peaceful lifestyle in a well-connected area. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming house your new home.





Floor Plan



Directions

From our Kippax office turn left to mini roundabout taking the second exit right onto Leeds Road. Continue down the hill taking the fourth turning right into Rutland Close where the property can be found on the right hand side.