

*Mike*  
**Dobson**



**7 Greenfield Vale**  
Kippax, Leeds, LS25 7PT

**£270,000**



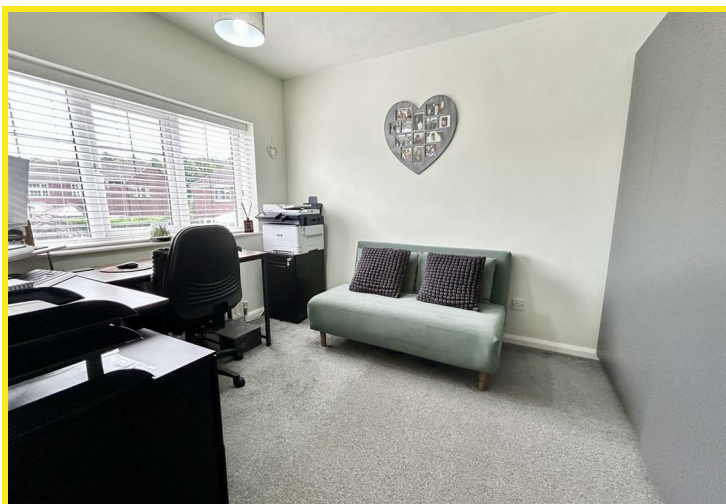
# 7 Greenfield Vale

Nestled in the charming cul-de-sac of Greenfield Vale, Kippax, Leeds, this delightful semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge provides ample room for relaxation and entertaining, while the conservatory, featuring a fully tiled and insulated roof, serves as a versatile second reception room, perfect for enjoying the garden views throughout the year.

The heart of the home is undoubtedly the modern fitted dining kitchen, which is both stylish and functional, and has a range of integrated appliances making it a wonderful space for family meals and gatherings. The property has been thoughtfully extended to include a convenient ground floor WC and a separate utility room, enhancing practicality for everyday living.

For those with vehicles, the property boasts parking for up to three cars, which includes an attached garage ensuring that you and your guests will never be short of space. The modern white bathroom suite, complete with a shower over the bath, adds a touch of elegance and convenience to your daily routine. The rear fully enclosed garden is a private retreat with paved seating and lawn a perfect for alfresco dining, or relaxation during the summer months.

With gas central heating throughout, and PVCu double glazing this home promises warmth and comfort during the colder months. Greenfield Vale is a lovely community, offering a peaceful environment while still being within easy reach of local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss your chance to make this house your home.

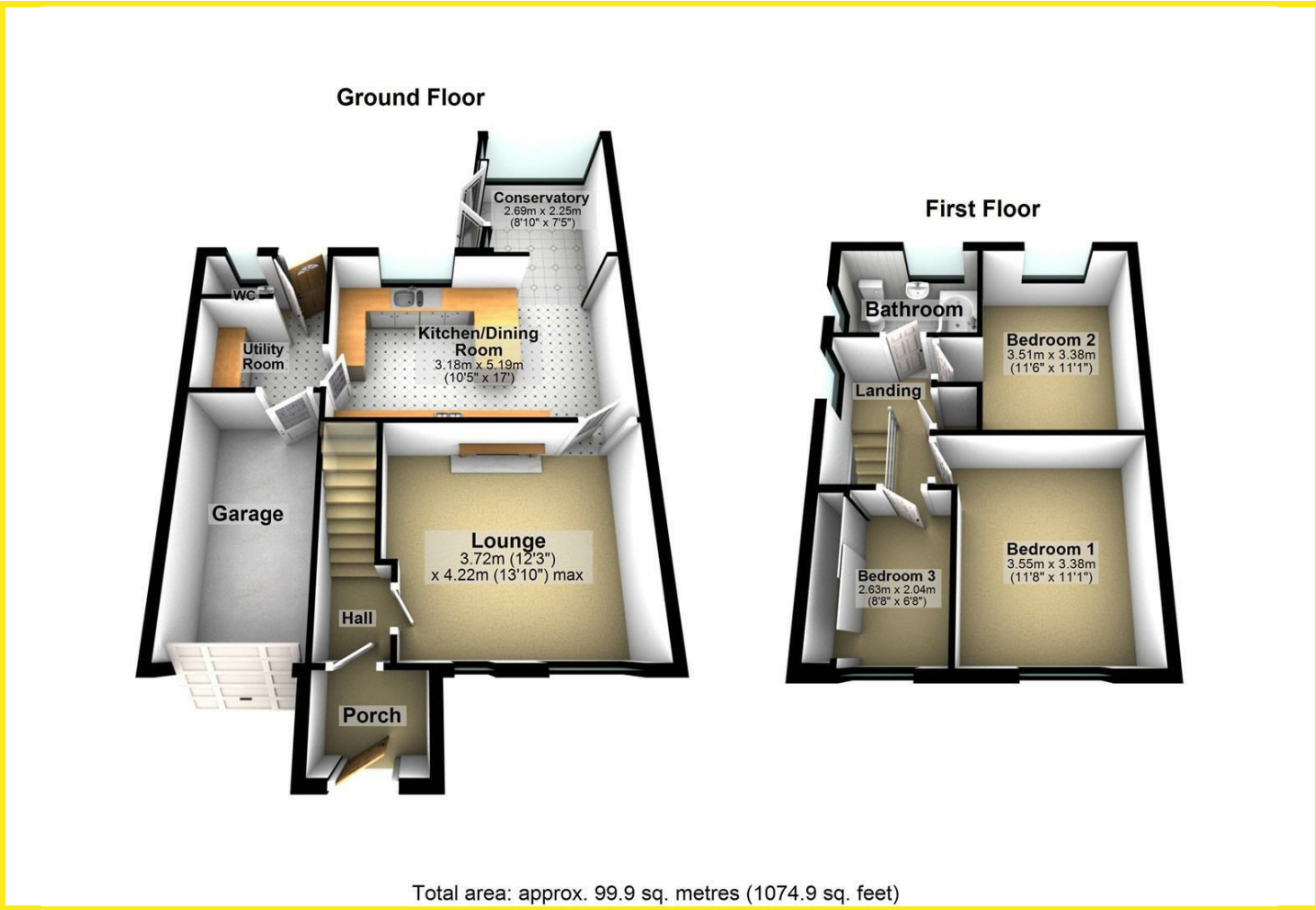








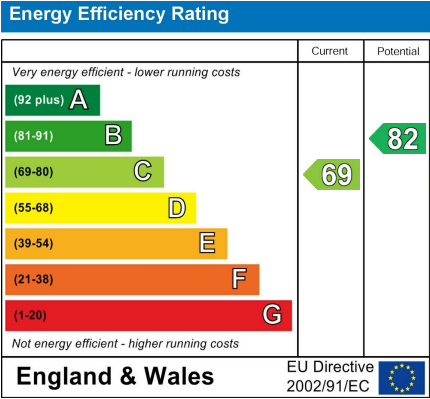
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left in mini roundabout taking the second exit right onto Leeds Road continue down the hill turning left at the bottom onto Ebor Mount. Take the second turning right onto Greenfield Avenue, continue to the bottom turning left into Greenfield Vale where the property can be found on the left hand side.

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