

*Mike*  
**Dobson**



**32 Station Road**  
Kippax, Leeds, LS25 7LB

**£220,000**

# 32 Station Road

Nestled on Station Road in the charming village of Kippax, Leeds, this extended semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a modern shower room, this property is designed for comfortable living.

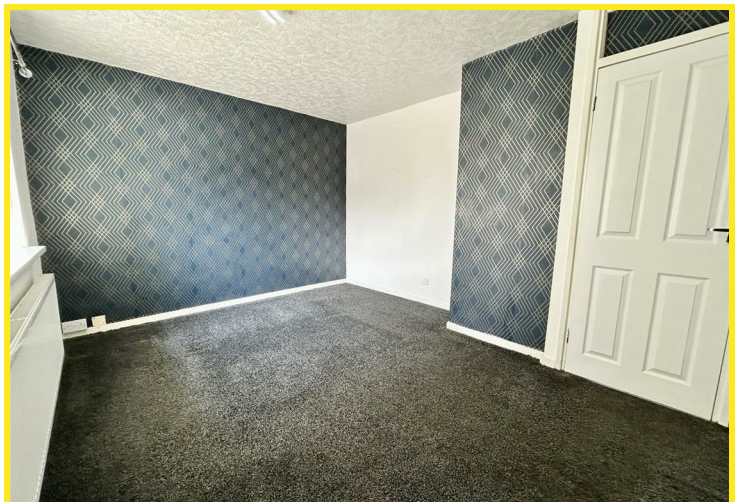
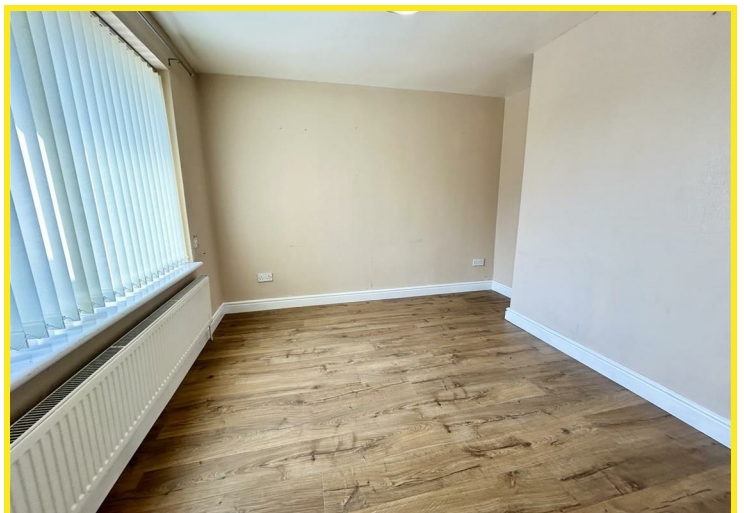
Upon entering, you are welcomed into a spacious reception room, an open-plan living and dining kitchen. The refitted kitchen is a true highlight, featuring contemporary finishes and new patio doors that lead directly to the enclosed rear garden, perfect for entertaining or enjoying a quiet evening outdoors.

The property boasts a new combination boiler installed in 2024, ensuring efficient gas central heating throughout. Additionally, the house has been rewired, providing peace of mind for future occupants. The PVCu double glazing and a new composite front entrance door enhance both security and energy efficiency.

Outside, the enclosed rear garden is a delightful retreat, complete with a decked seating area, a patio for al fresco dining, and an artificial lawn that requires minimal maintenance. This outdoor space is ideal for children to play or for hosting gatherings with friends and family.

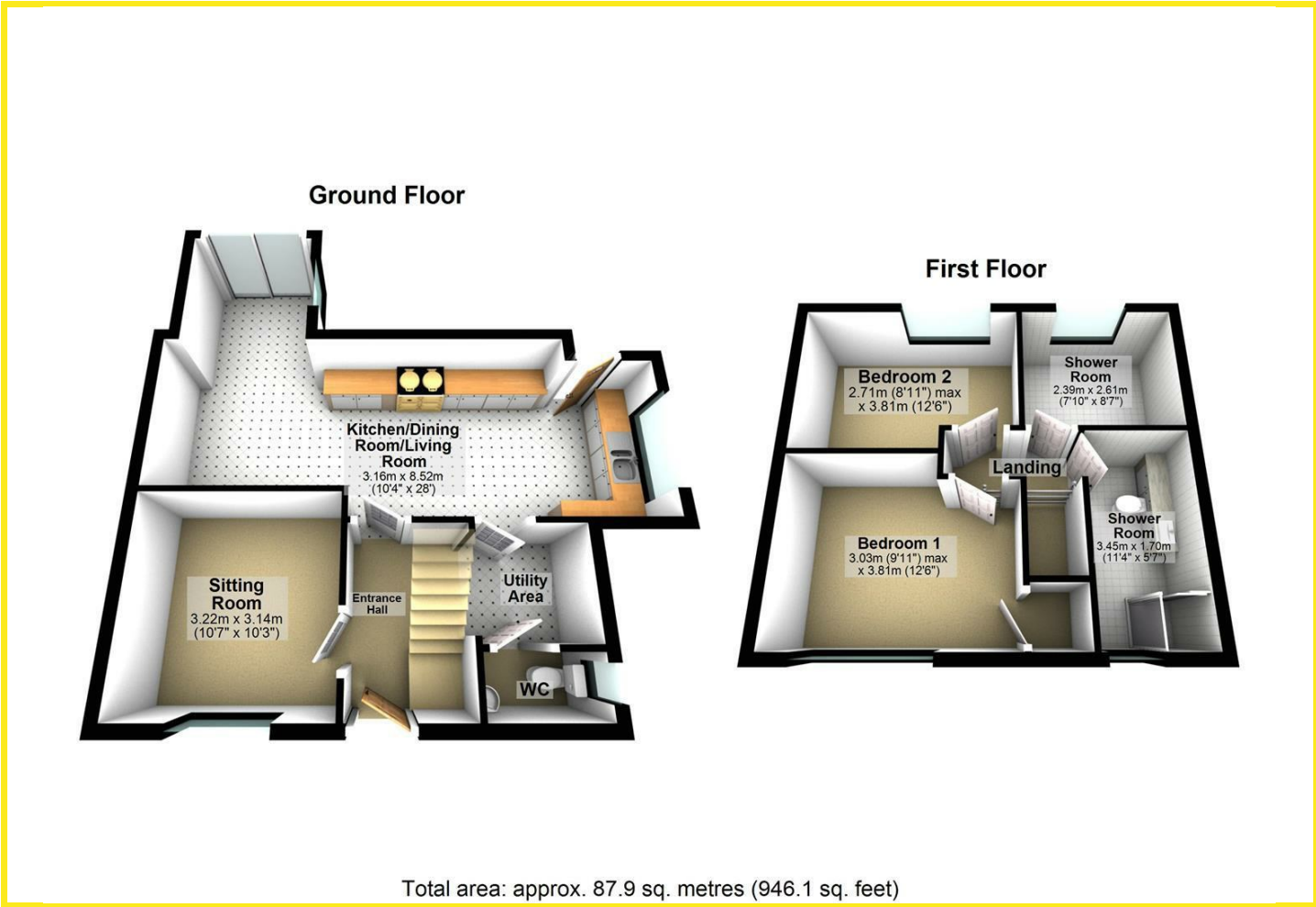
Parking is a breeze with space for up to three vehicles, making this home not only practical but also convenient. Furthermore, the addition of solar panels contributes to energy savings and sustainability.

In summary, this semi-detached house on Station Road offers a blend of modern living and outdoor enjoyment, making it a perfect choice for those seeking a welcoming home in a desirable location.





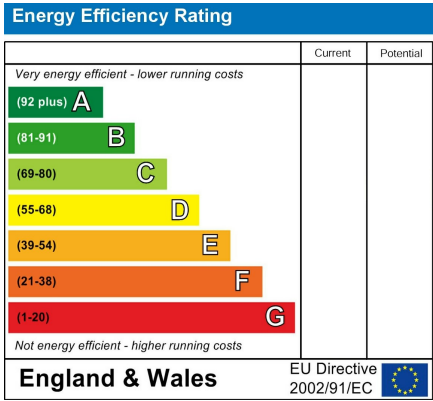
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the first exit left down Butt Hill, bear right at the bottom onto Station Road where the property can be found on the right 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.