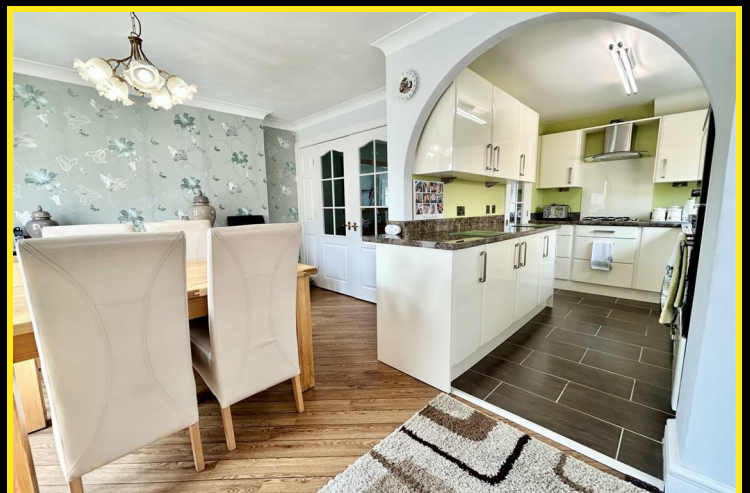


*Mike*  
**Dobson**



**122 Leeds Road**  
Kippax, Leeds, LS25 7EP

**£255,000**



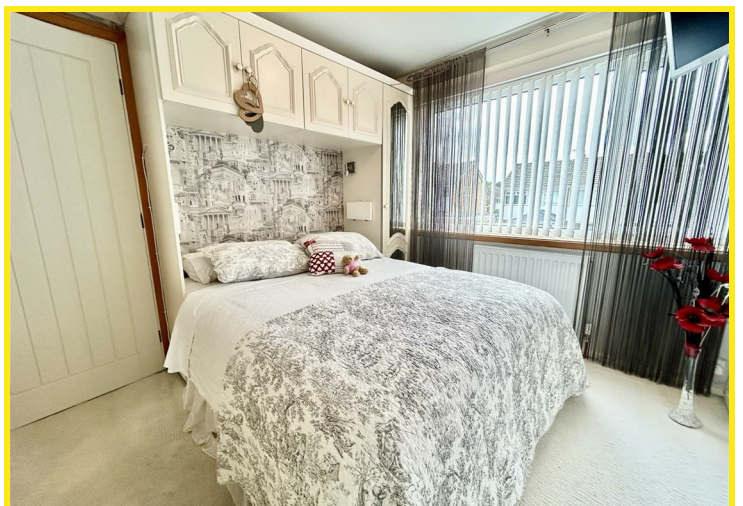
# 122 Leeds Road

Nestled on the desirable Leeds Road in Kippax, this extended three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed by a spacious through lounge that provides an inviting atmosphere for both relaxation and entertaining. The modern re-fitted kitchen is a chef's delight, featuring a built-in oven, hob, extractor, and an integrated microwave, seamlessly flowing into the dining room extension. French doors open onto the rear garden, allowing natural light to flood the space and providing a lovely view of the outdoors.

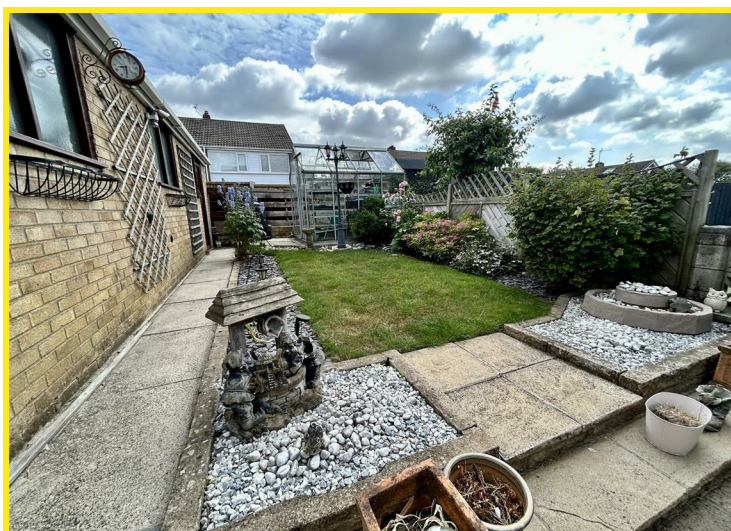
This property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The shower room is conveniently located to serve all bedrooms. The house benefits from gas central heating, powered by a combination boiler that is approximately three years old, PVCu double glazing ensuring warmth and efficiency throughout the colder months.

Outside, the property features a driveway that accommodates parking for up to three vehicles, along with a detached garage that includes a workshop at the rear, perfect for hobbyists or additional storage. The front garden is lawned, providing a pleasant curb appeal, while the enclosed rear garden offers a paved seating area and a lawned space, ideal for outdoor gatherings or simply enjoying the fresh air.

This charming home is not only well-equipped but also conveniently located, making it a fantastic opportunity for anyone looking to settle in Kippax. With its modern amenities and spacious layout, this property is sure to impress.





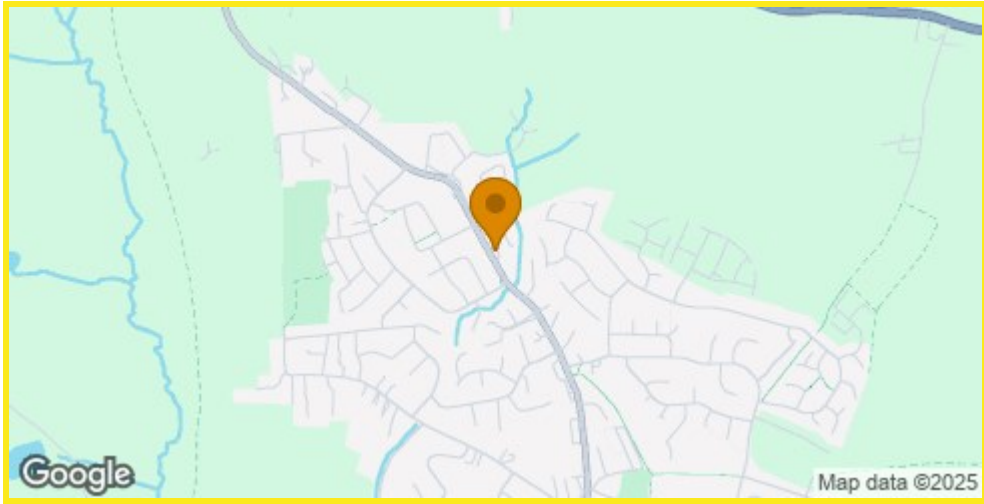




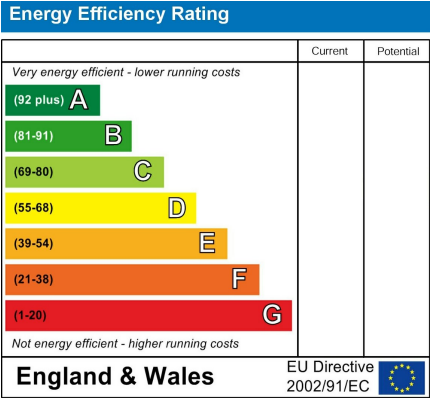
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office, turn left to the mini roundabout, taking your second exit right onto Leeds Road. Continue along this road past the Jet Petrol Station taking your first right just through the traffic lights on to Moorgate Road, then take your immediate left on to Leeds Road where the property can be located on your right hand side.

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.