

Mike
Dobson



64 Westfield Lane

Kippax, Leeds, LS25 7JJ

Chain Free £230,000

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Nestled in the charming area of Kippax, Leeds, this delightful semi-detached bungalow on Westfield Lane offers a perfect blend of comfort and modern living. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

Boasting a spacious lounge, ideal for relaxation or entertaining guests, two spacious bedrooms, the main bedroom features a range of fitted furniture, providing ample storage and a touch of elegance. The modern fitted kitchen is equipped with a full range of integrated appliances, making it a joy for any home cook to prepare meals. The contemporary shower room adds to the appeal, offering a stylish and functional space for your daily routines.

The property benefits from gas central heating, powered by an up-to-date combination boiler, and is fitted with PVCu double glazing, providing energy efficiency and comfort throughout the year.

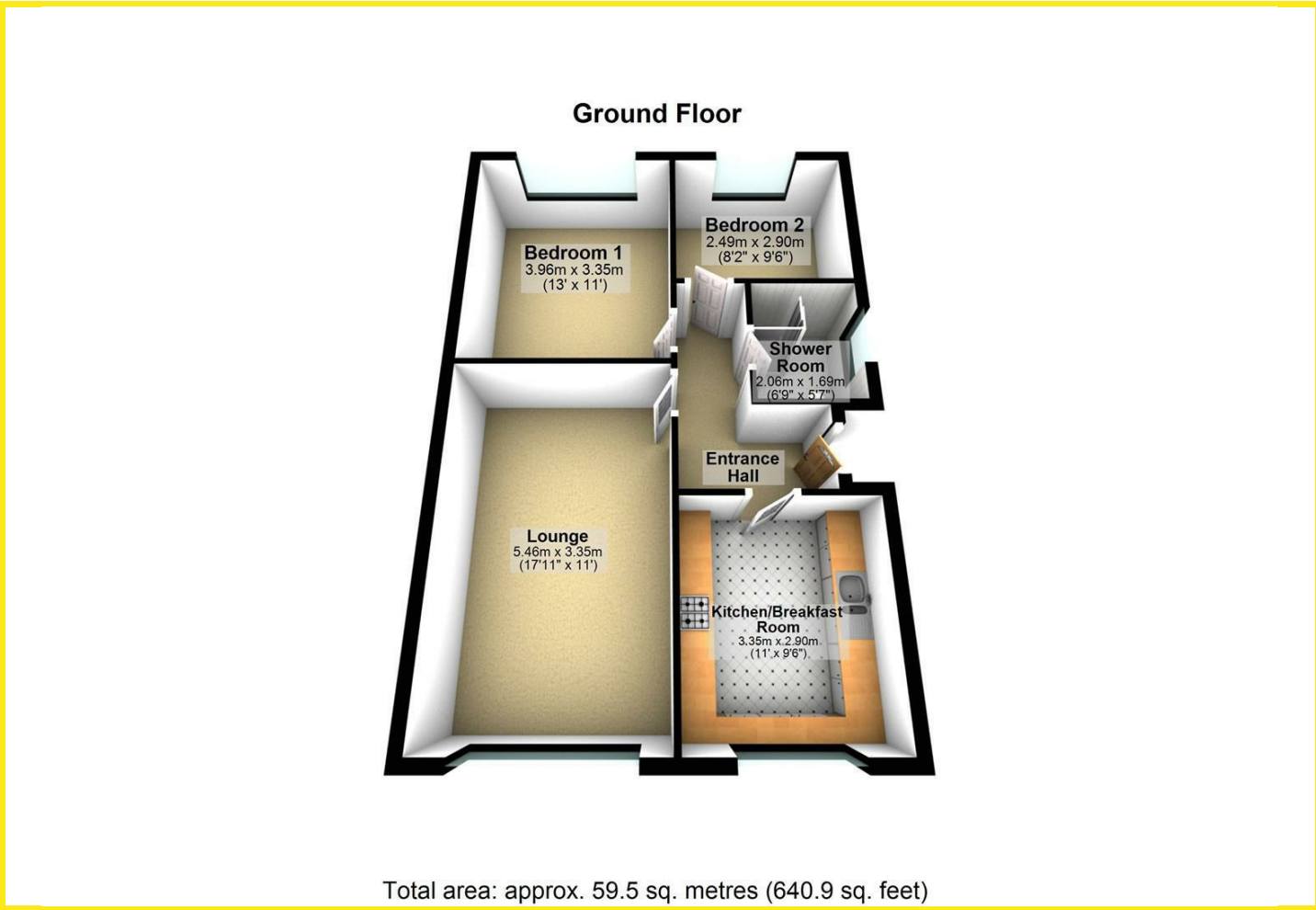
One of the standout features of this property is the larger than average rear garden. It is a true outdoor oasis, complete with a decked patio and a paved area, perfect for al fresco dining or enjoying a quiet moment in the sun. The generous lawn is adorned with a large variety of mature plants and fruit trees, creating a vibrant and tranquil setting for gardening enthusiasts or families looking to enjoy the outdoors. A Brick driveway provides off road parking and leads to a detached garage making parking a breeze.

This bungalow is an excellent opportunity for those seeking a comfortable home in a peaceful neighbourhood, with the added benefit of a beautiful garden to enjoy. Don't miss the chance to make this lovely property your own.





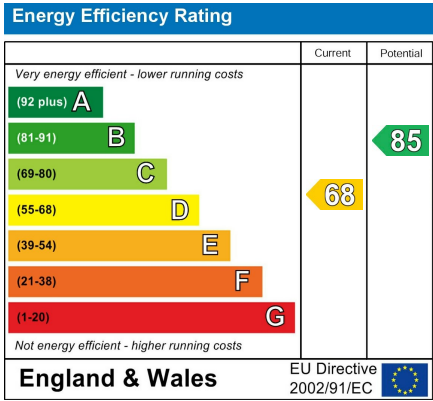
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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