

Mike
Dobson



26 Cromwell Rise
Kippax, Leeds, LS25 7QQ

£315,000

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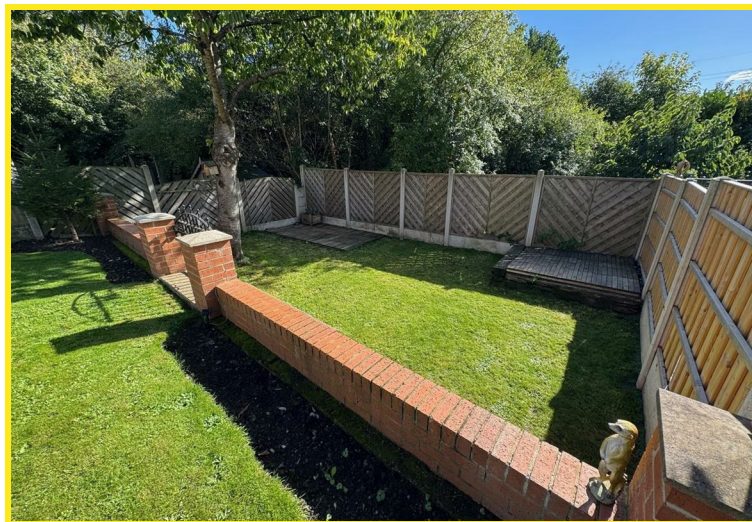
Nestled in the charming area of Cromwell Rise, Kippax, Leeds, this delightful semi-detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, which includes a loft conversion that provides an en-suite shower room, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by a spacious lounge and dining area, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the modern fitted kitchen, which boasts a built-in oven, hob, and extractor, making it a joy for any culinary enthusiast. The adjoining PVCu double glazed conservatory, with its French doors leading to the rear garden, allows for an abundance of natural light and creates a seamless connection between indoor and outdoor living.

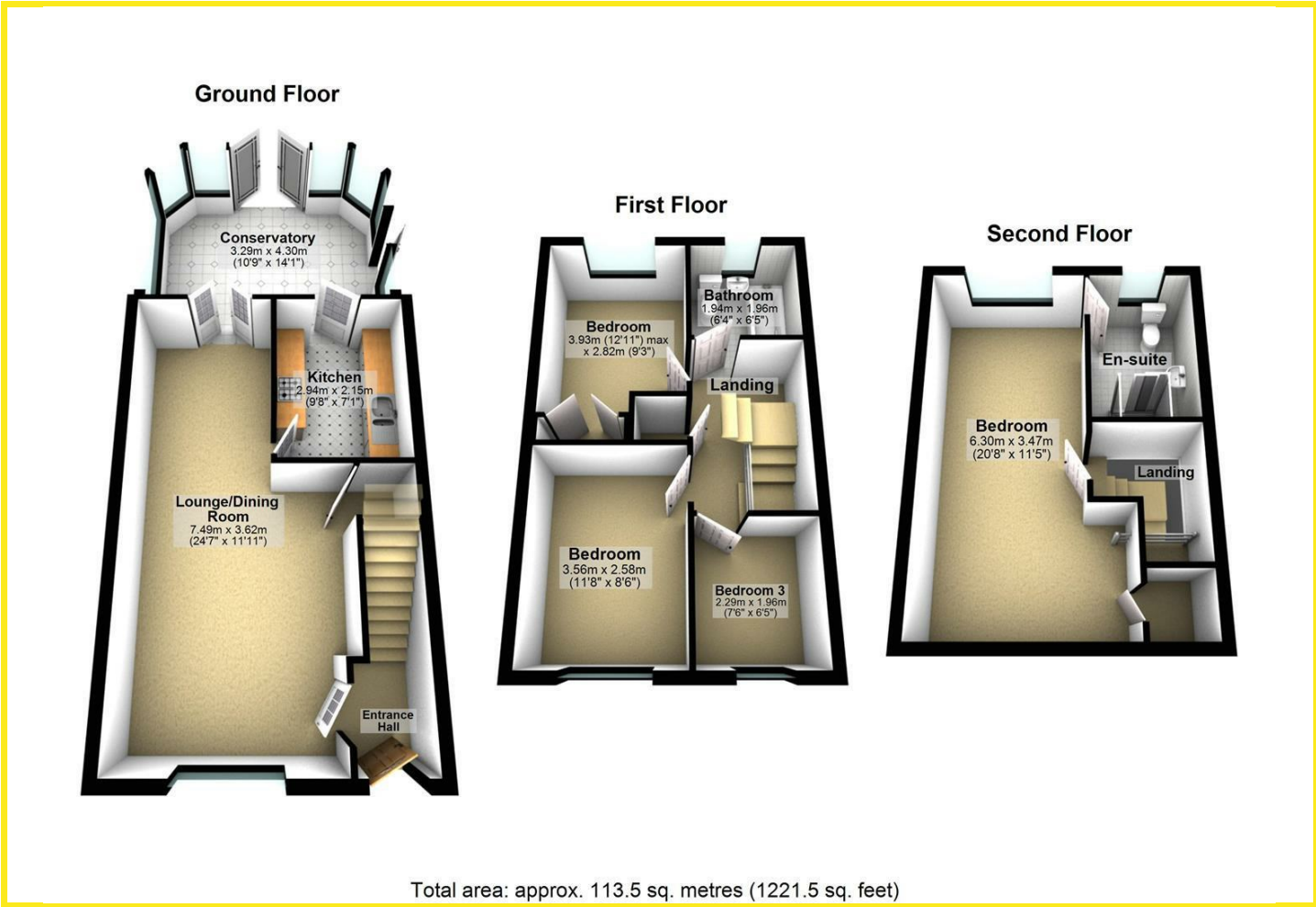
The south-facing rear garden is a true highlight, offering a tranquil retreat with views of the woodland beyond, perfect for summer barbecues or simply unwinding after a long day. Additionally, the property benefits from gas central heating and PVCu double glazing, ensuring warmth and comfort throughout the seasons.

For those with vehicles, the property provides ample parking space for up to three cars, along with a brick built garage, a rare find in this desirable location. This home is not just a property; it is a lifestyle choice, offering both space and modern amenities in a peaceful setting. With its excellent features and prime location, this semi-detached house is a must-see for anyone looking to settle in Kippax.





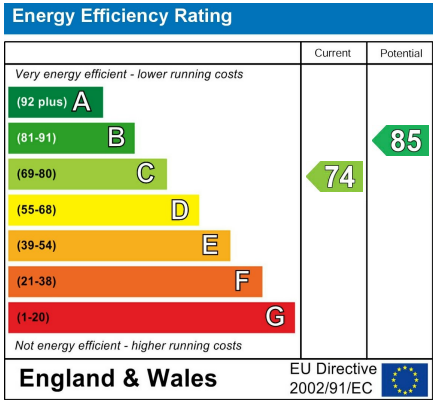
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, then left onto Brigshaw Lane, first left into Cromwell Rise, continue along this road where the property can be found on the right hand side as indicated by then agents board.