

Mike
Dobson



1 Roach Hill View

Kippax, Leeds, LS25 7FH

£277,500

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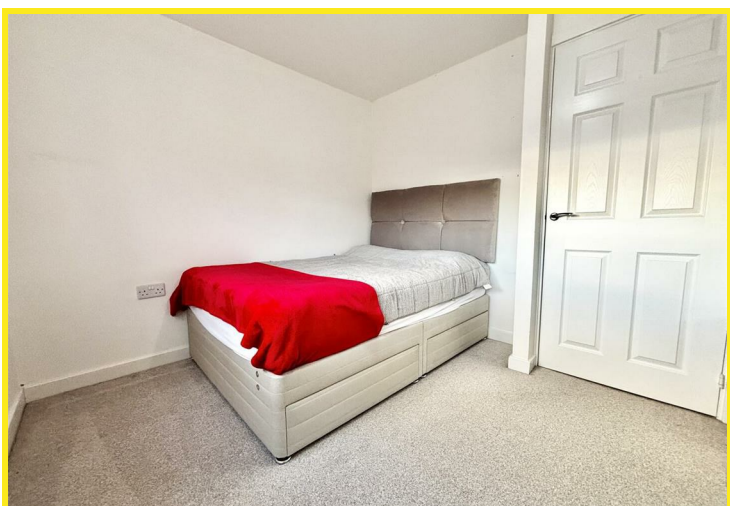
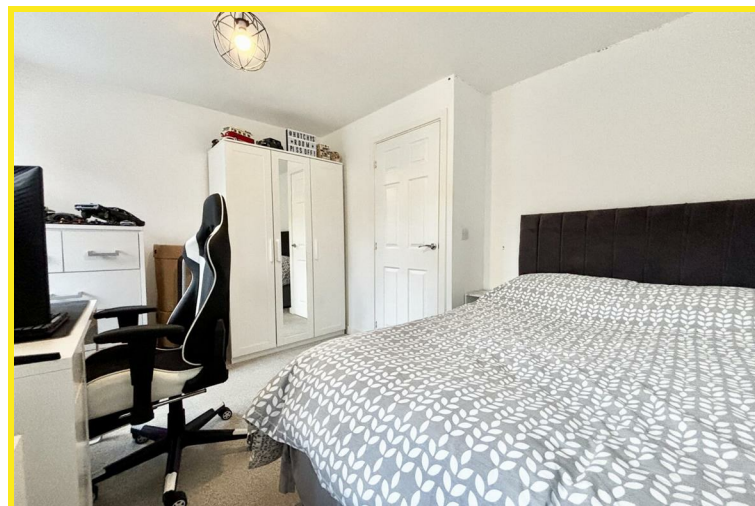
Nestled in the tranquil cul-de-sac of Roach Hill View in Kippax, Leeds, this charming three-storey semi-detached house offers a perfect blend of modern living and natural beauty. Built in 2020, the property boasts a contemporary design and is surrounded by picturesque woodland views, providing a serene backdrop for your family home.

Upon entering, you are welcomed by a porch that leads into a bright and inviting lounge, ideal for relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the layout. The heart of the home is undoubtedly the stylish kitchen/diner, which is equipped with a modern range of fitted units and integrated appliances, making it a delightful space for culinary enthusiasts and family gatherings alike.

The first floor comprises two generously sized double bedrooms, perfect for family members or guests, along with a well-appointed bathroom/WC. Ascending to the second floor, you will find the main bedroom, which is complemented by fitted wardrobes and a private en-suite shower room, offering a peaceful retreat.

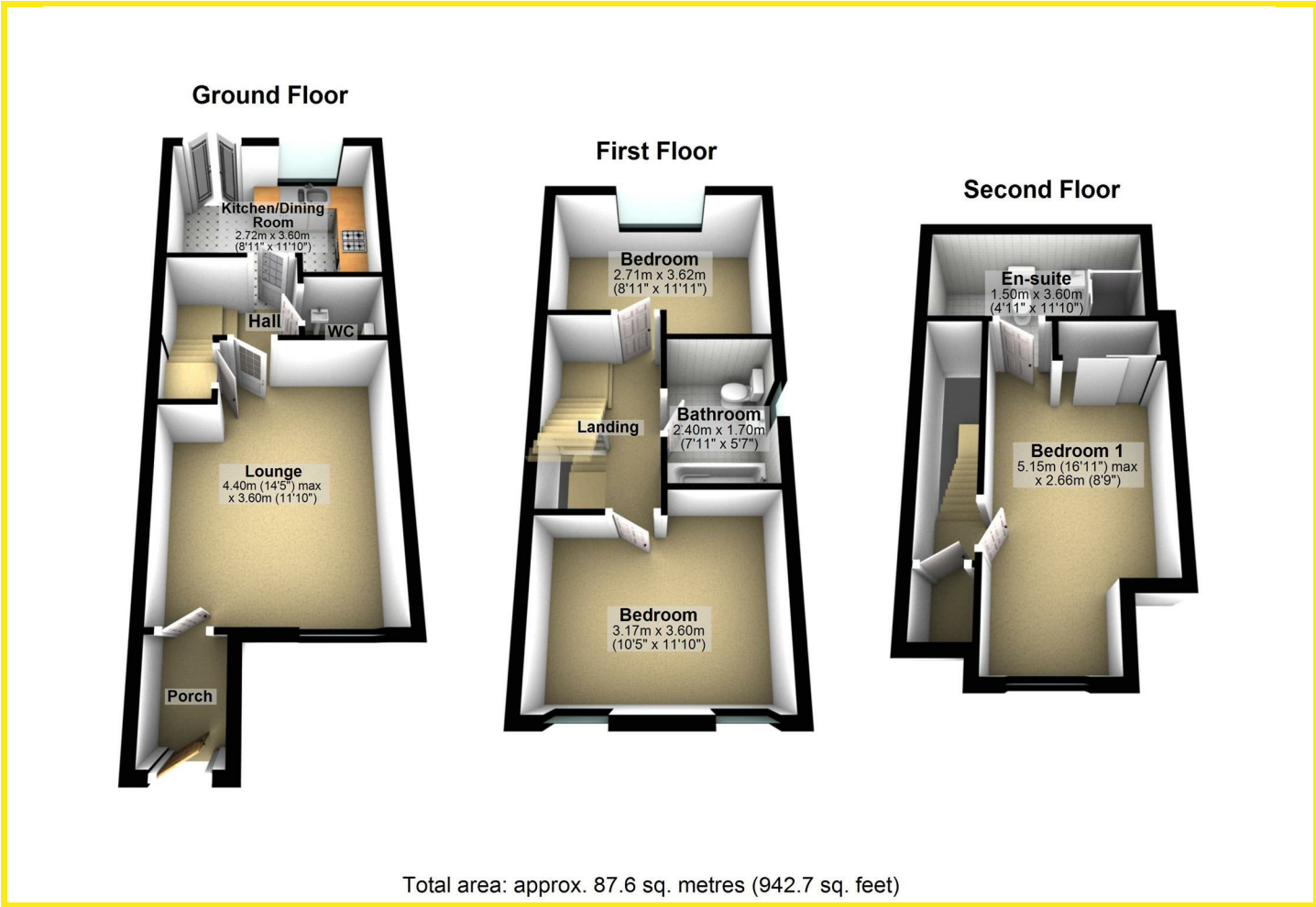
Outside, the property boasts a private and enclosed rear garden, featuring a paved seating area, lawn, and an additional paved space at the bottom, perfect for outdoor dining or simply enjoying the fresh air. To the front, off-road parking is available for two cars, ensuring convenience for you and your visitors. There is a handy pathway leading down the side of the property to the rear garden, and is ideal for bin storage. The property also faces the Roach Hill walkway, popular for walking enthusiasts.

This delightful home is ideal for families seeking a modern lifestyle in a quiet yet accessible location. With its thoughtful design and proximity to nature, it presents an excellent opportunity for those looking to settle in Kippax.

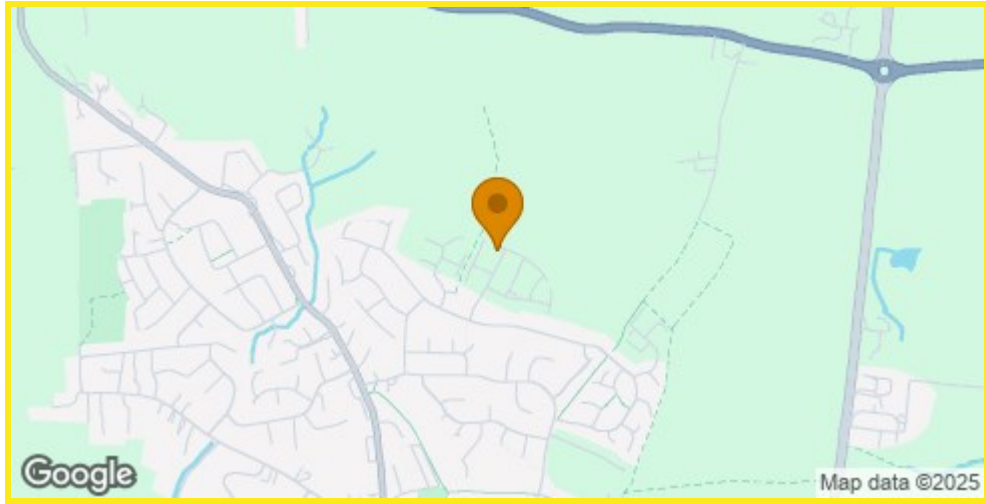




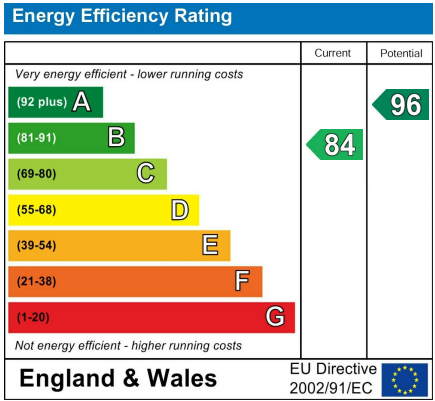
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right at the mini roundabout on to Leeds Road. Continue down the hill then turn right on to Gibson Lane. Take the next left on to Moorgate Drive and then right on to Sandgate Drive. Take the left turning on to Bula Close and at the end of the road turn right on to Roach Hill View where the property can be found as identified by the Agents board.