

Mike  
**Dobson**



**57 Moorgate Road**

Kippax, Leeds, LS25 7ET

**£250,000**

# 57 Moorgate Road

Nestled on Moorgate Road in the charming village of Kippax, Leeds, this beautifully refurbished semi-detached house offers a perfect blend of modern comforts. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy lounge, featuring a multi-fuel stove that adds a touch of warmth and character to the home. The newly installed gas central heating system, complete with a combination boiler, ensures a cosy atmosphere throughout the year. The property has been thoughtfully re-wired and fitted with new PVCu double glazed windows and doors, enhancing both energy efficiency and security.

The heart of the home is undoubtedly the stylish new kitchen, equipped with a built-in oven, hob, and extractor, which is open plan into the dining area, making it a delightful space for culinary enthusiasts. The modern white bathroom suite, complete with a shower over the bath, provides a fresh and inviting area for relaxation.

Outside, the property boasts a driveway that offers off-road parking, complemented by a gated drive for added privacy. The private and fully enclosed rear garden is a true gem, featuring a paved patio perfect for al fresco dining, leading to a stepped lawned garden that backs onto picturesque fields. This tranquil setting is perfect for enjoying the outdoors or entertaining guests.

In summary, this semi-detached house on Moorgate Road is a wonderful opportunity for those looking for a modern, comfortable home in a peaceful location, with all the amenities and natural beauty that Kippax has to offer.

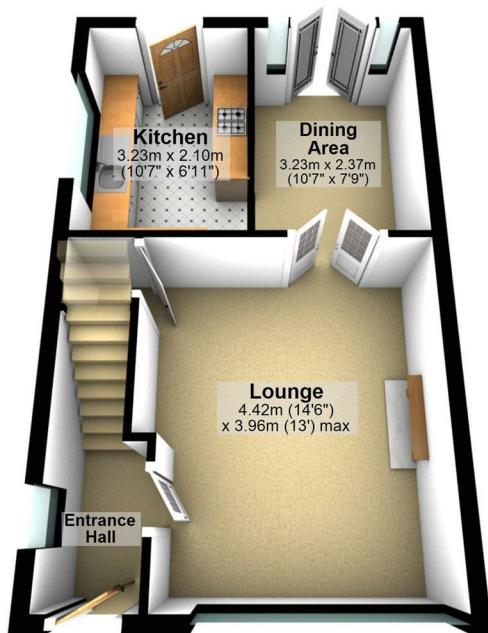


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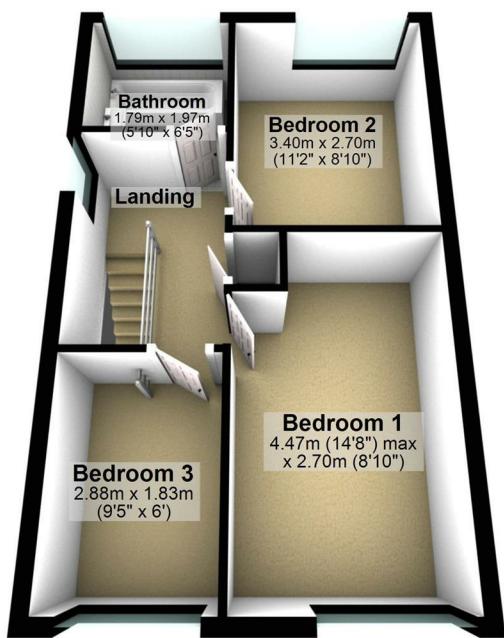


## Floor Plan

### Ground Floor

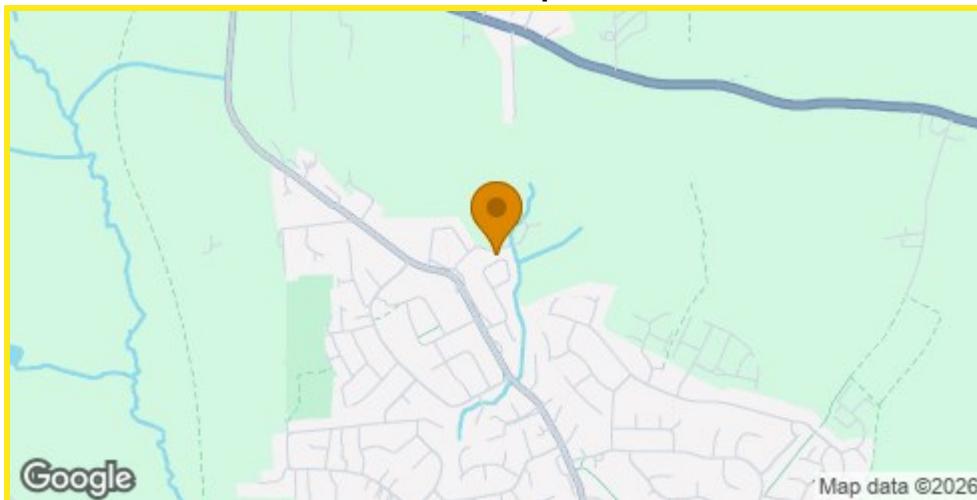


### First Floor

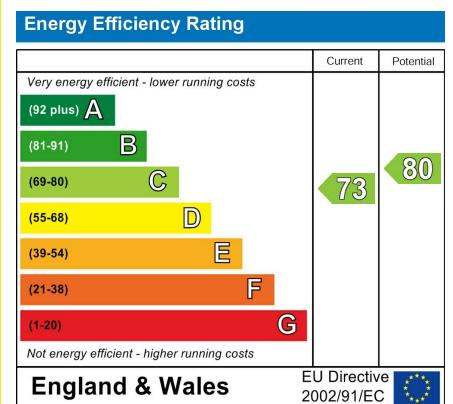


Total area: approx. 73.9 sq. metres (795.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn left to the mini roundabout taking the 2nd exit right onto Leeds Road, continue down the hill, turning right after the Moorgate Public House onto Moorgate Road, follow the road round where the property can be found on the right hand side as indicated by the Agent's board.

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4 High Street, Kippax, LS25 7AB  
 Tel: 0113 2873500 Email: [kippax@mdobson.co.uk](mailto:kippax@mdobson.co.uk) <https://www.mdobson.co.uk>