

Mike
Dobson



4 Woodlands Court

Kippax, Leeds, LS25 7RL

Chain Free £150,000

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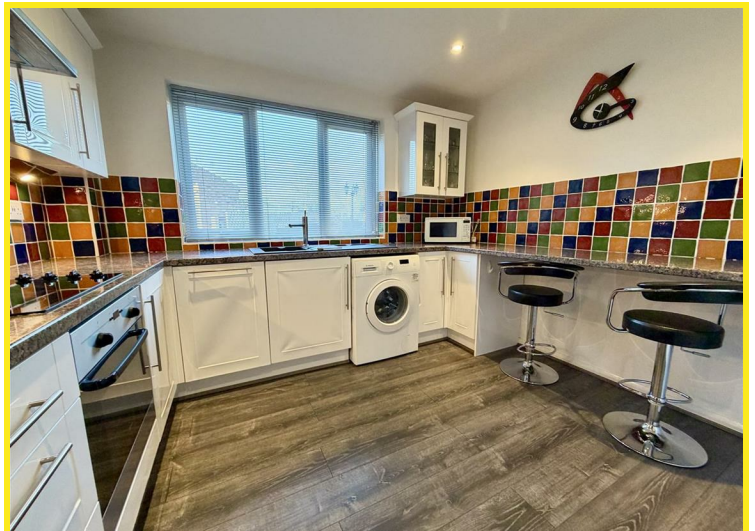
Welcome to this well presented two-bedroom ground floor retirement apartment located in the serene setting of Woodlands Court, Kippax, Leeds. Designed specifically for the over 55s, this delightful residence offers a perfect blend of comfort and convenience, set within attractive and well-maintained grounds.

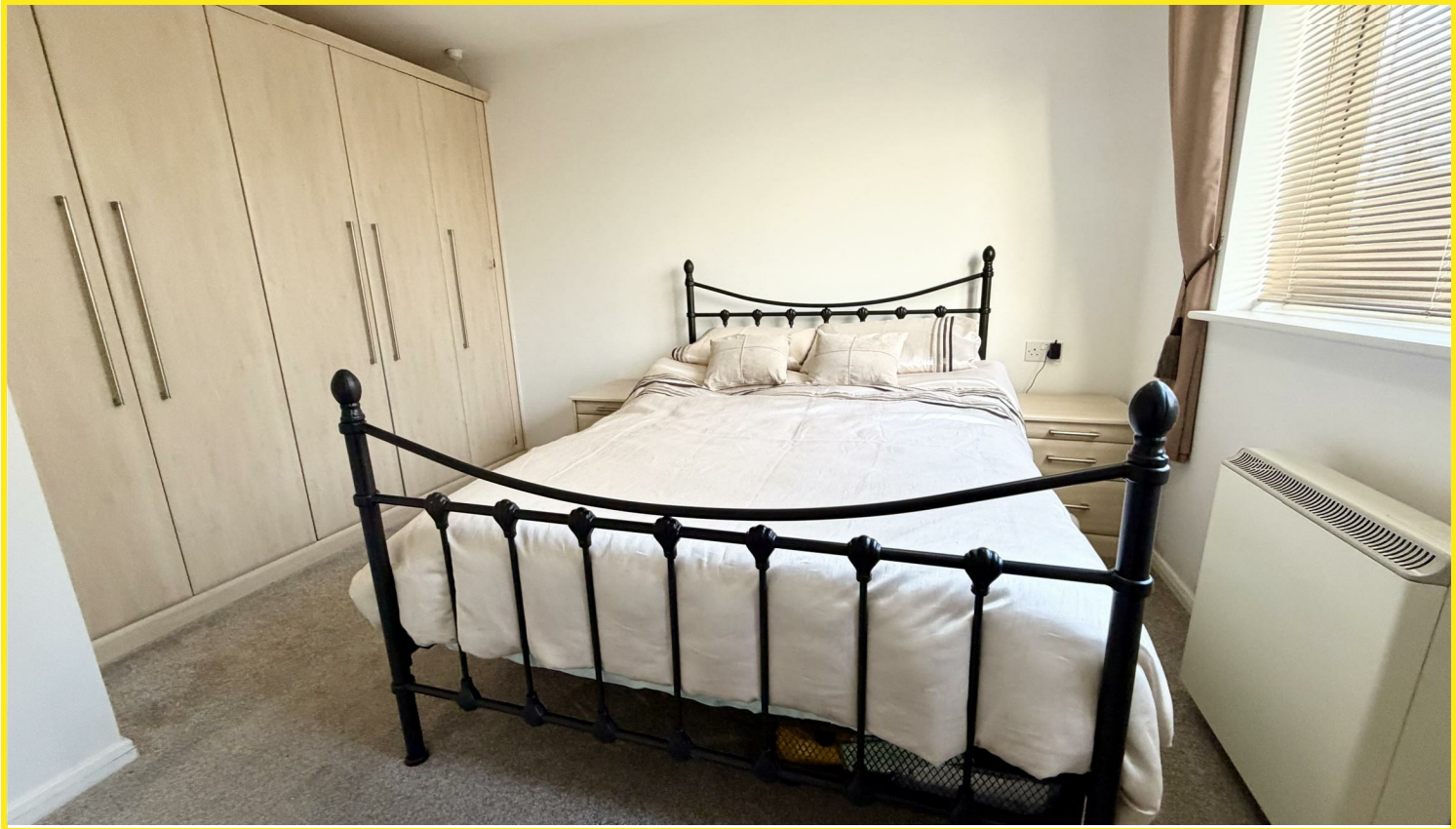
As you enter the apartment, you are greeted by a spacious lounge allowing you to enjoy views of the beautifully landscaped grounds and is an ideal space for relaxation. The modern fitted kitchen is equipped with built-in cooking facilities, making meal preparation a breeze.

The apartment comprises two well-proportioned bedrooms, providing ample space for rest and personalisation, the main bedroom having a range of fitted furniture. The fully tiled shower room is fitted to a high standard, with walk in shower, vanity wash basin and a low flush WC ensuring both style and functionality.

Residents benefit from warden assistance, adding an extra layer of security and peace of mind. The property also boasts a communal conservatory, perfect for socialising with neighbours, as well as a laundry room for added convenience. Communal gardens and ample parking is available for residents.

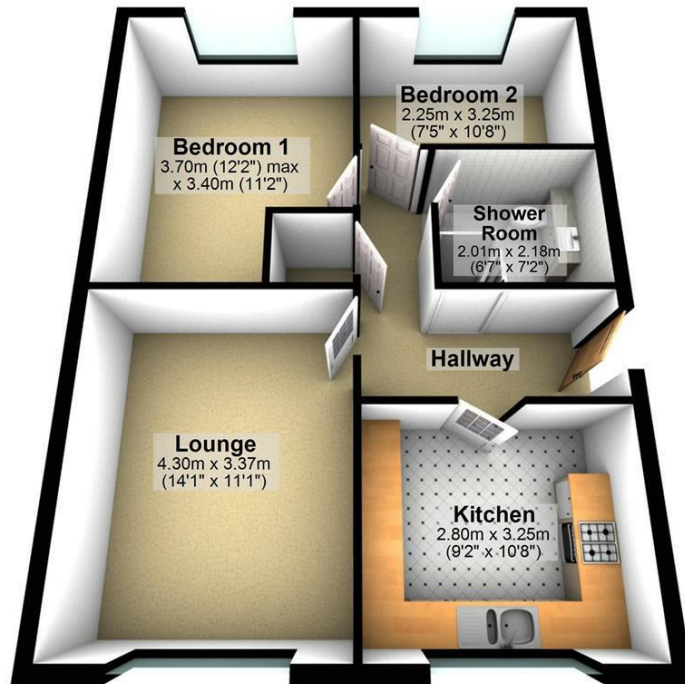
With PVCu double glazing and electric heaters throughout, this apartment ensures a warm and comfortable living environment throughout the year. This property is not just a home; it is a community where you can enjoy a fulfilling lifestyle in your golden years. Don't miss the opportunity to make this lovely apartment your new home.





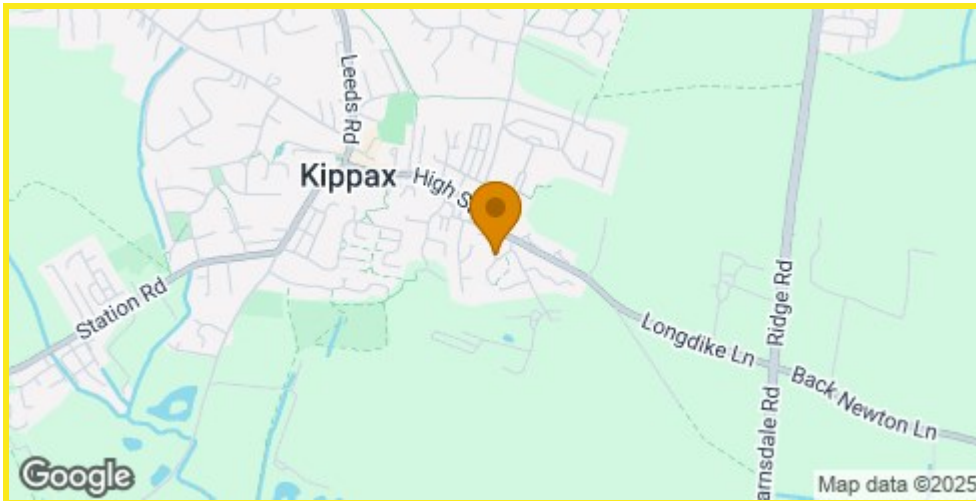
Floor Plan

Ground Floor



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office turn right up the High Street, after the co-op take the fourth turning right onto Park Lane, bear immediate right onto Woodlands Croft. The apartment complex can be found on the right hand side, as indicated by the Agents board.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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