

*Mike*  
**Dobson**



**22 Tatefield Place**

Kippax, Leeds, LS25 7JZ

**Chain Free £180,000**

# 22 Tatefield Place

Nestled in the charming area of Tatefield Place, Kippax, Leeds, this delightful two-bedroom extended terraced house offers a perfect blend of comfort and modern living. The property boasts a well-designed layout, featuring a welcoming lounge with wood burning stove that leads seamlessly into an extended dining kitchen. This spacious kitchen is equipped with a built-in oven, hob, and extractor, as well as an integrated fridge and freezer, making it an ideal space for both cooking and entertaining and has French doors leading to the rear garden

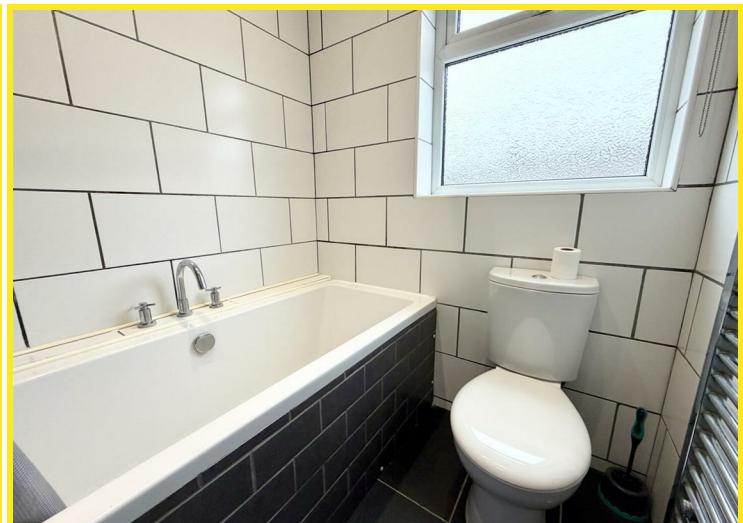
The two bedrooms are generously sized and come complete with fitted wardrobes, providing ample storage for your belongings. The bathroom is conveniently located, ensuring ease of access for all residents. The house benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, you will find a small buffer garden at the front, adding to the property's curb appeal. The enclosed rear garden features a lovely patio area and a well-maintained lawn, perfect for enjoying the outdoors or hosting gatherings with family and friends.

This property is situated in a popular location, making it an excellent choice for those seeking a vibrant community atmosphere while still enjoying the tranquillity of home life. With its modern amenities and inviting spaces, this terraced house is a wonderful opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this charming house your new home.



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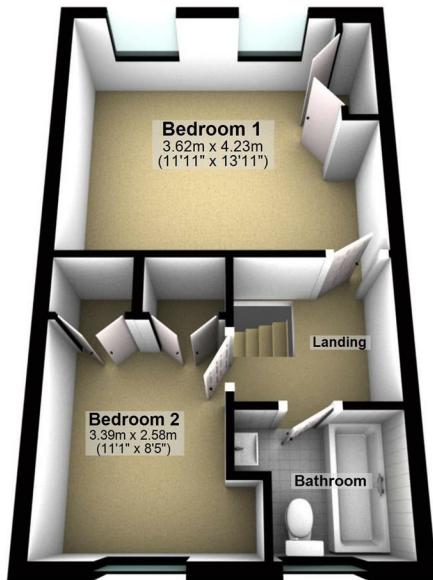


## Floor Plan

### Ground Floor



### First Floor

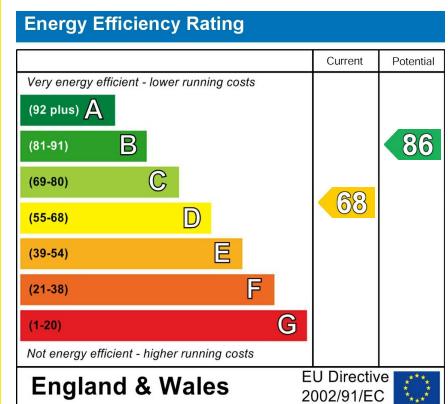


Total area: approx. 64.5 sq. metres (694.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn left to the mini roundabout, bearing left down Butt Hill, take the first turning right and follow the road round onto Tatefield Place where the property can be found on the left hand side as indicated by the agents board.

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