

*Mike*  
**Dobson**



**12 Ashtree Grove**  
Kippax, Leeds, LS25 7QA

**£249,995**

# 12 Ashtree Grove

Nestled in the charming area of Ashtree Grove, Kippax, Leeds, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, and a fitted dining kitchen, as well as a handy ground floor WC.

With three generously sized double bedrooms, this home offers ample space for everyone, ensuring comfort and privacy. The stunning re-fitted bathroom caters to all your needs, while the long driveway provides off-road parking for up to three vehicles, with a detached garage, a rare convenience in today's market.

The enclosed private rear garden offers a perfect outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a peaceful afternoon in the sun.

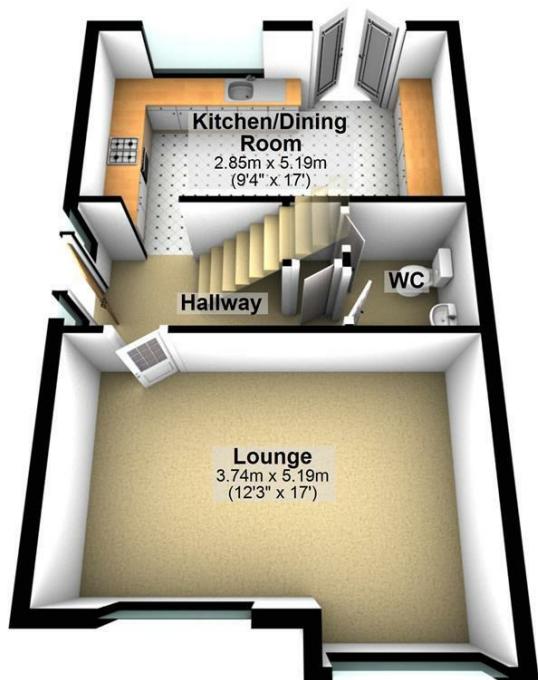
This property is ideally situated in a friendly neighbourhood, close to local amenities and excellent transport links, making it a perfect choice for those seeking a blend of suburban tranquillity and accessibility. Whether you are looking to settle down or invest, this home in Kippax is sure to impress. Don't miss the chance to make it your own.



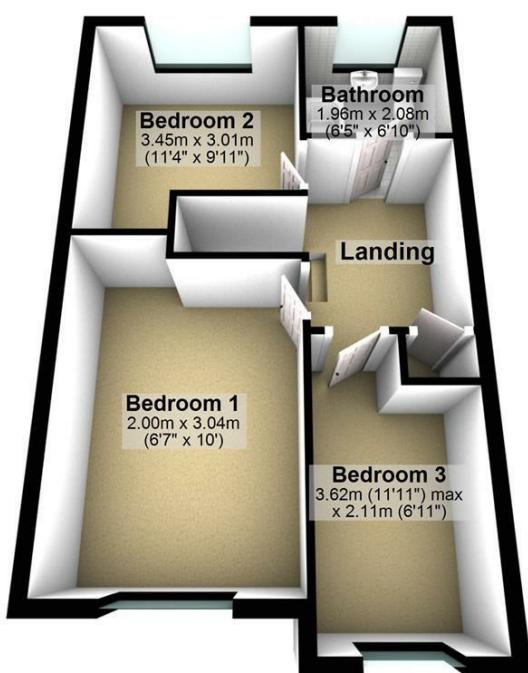


## Floor Plan

### Ground Floor



### First Floor

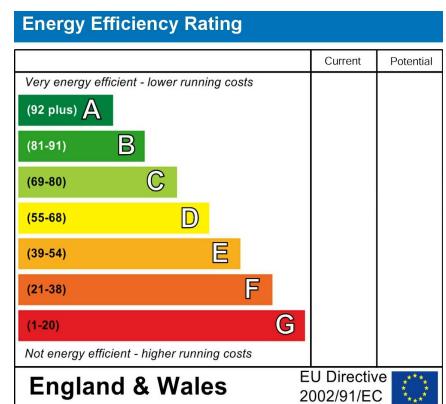


Total area: approx. 85.6 sq. metres (921.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn right up High Street taking the third turning left onto Ash Tree Grove where the property can be found on the right hand side, as indicated by the agents board.

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