

Mike  
**Dobson**



**5 Woodlands Court**

Kippax, Leeds, LS25 7RL

**£120,000**

# 5 Woodlands Court

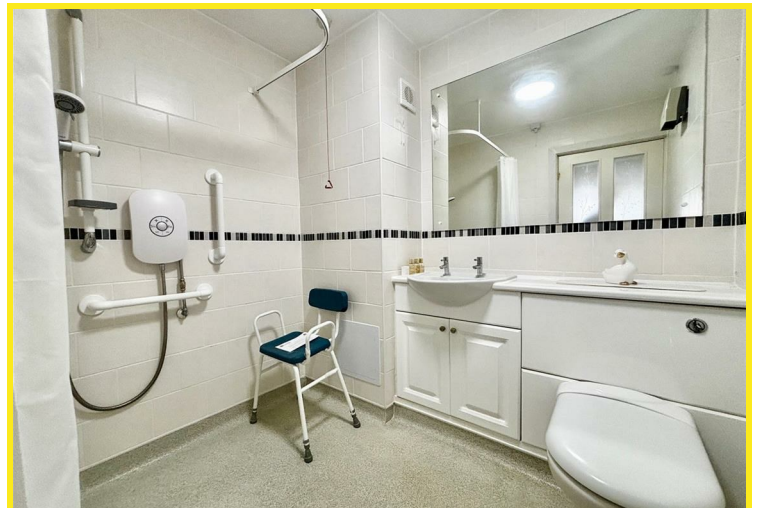
Nestled within the serene surroundings of Woodlands Court in Kippax, Leeds, this delightful one-bedroom first-floor retirement apartment is designed exclusively for those aged 55 and over. The property is set amidst beautifully maintained communal grounds, offering tranquil seating areas and lush lawns, perfect for enjoying the outdoors.

Upon entering, you will find a welcoming lounge featuring an electric fire, creating a cosy atmosphere for relaxation. The apartment boasts an open view to the front, allowing natural light to fill the space, enjoyed from the lounge and fitted kitchen. The main bedroom is generously sized and includes fitted wardrobes, providing ample storage space.

The wet room is thoughtfully designed, featuring a vanity wash basin and a low flush WC, ensuring convenience and accessibility. Residents will appreciate the dedicated parking available, enhancing the ease of living in this charming community.

The location is particularly advantageous, as it lies within a short walking distance of Kippax Main Street. Here, you will find a variety of shops and cafes, perfect for leisurely outings or daily errands. Additionally, public transport links are readily accessible, making it easy to explore the wider area.

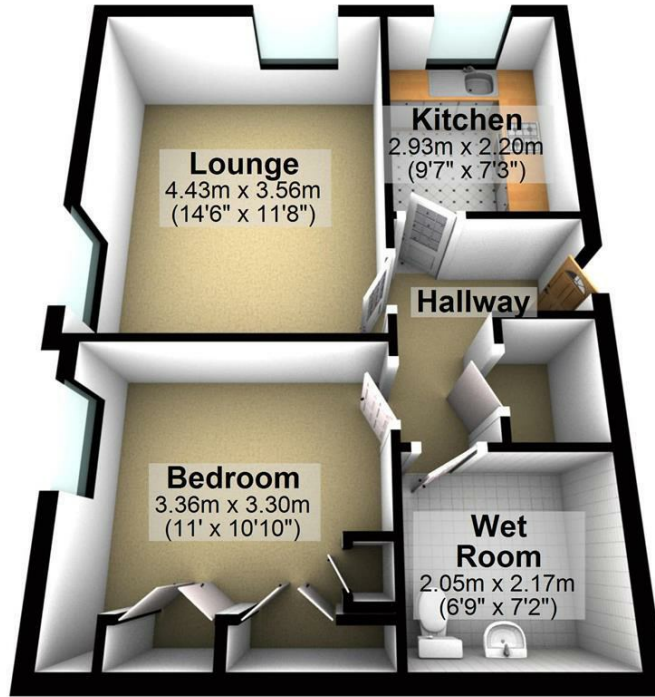
This retirement apartment offers a wonderful opportunity for those seeking a peaceful and supportive living environment, all while being close to local amenities. It is an ideal choice for anyone looking to enjoy a comfortable and fulfilling lifestyle in a friendly community.





# Floor Plan

## Ground Floor



Total area: approx. 45.0 sq. metres (484.2 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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