

Mike
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8 The Green

Kippax, Leeds, LS25 7NF

£190,000

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Nestled on The Drive in Kippax, Leeds, this two-bedroom semi-detached house presents an excellent opportunity for those seeking a blend of modern living and comfort. As you step inside, you are welcomed by a cosy lounge that sets the tone for relaxation. The fitted dining kitchen is a highlight, equipped with a built-in oven, hob, and extractor, making it an ideal space for culinary enthusiasts and perfect for family gatherings.

The property features two generously sized double bedrooms, providing ample room for rest and relaxation. The three-piece white bathroom suite caters to all your daily needs.

With gas central heating powered by a combination boiler, the house remains warm and inviting during the colder months, with the added benefit of PVCu double glazing.

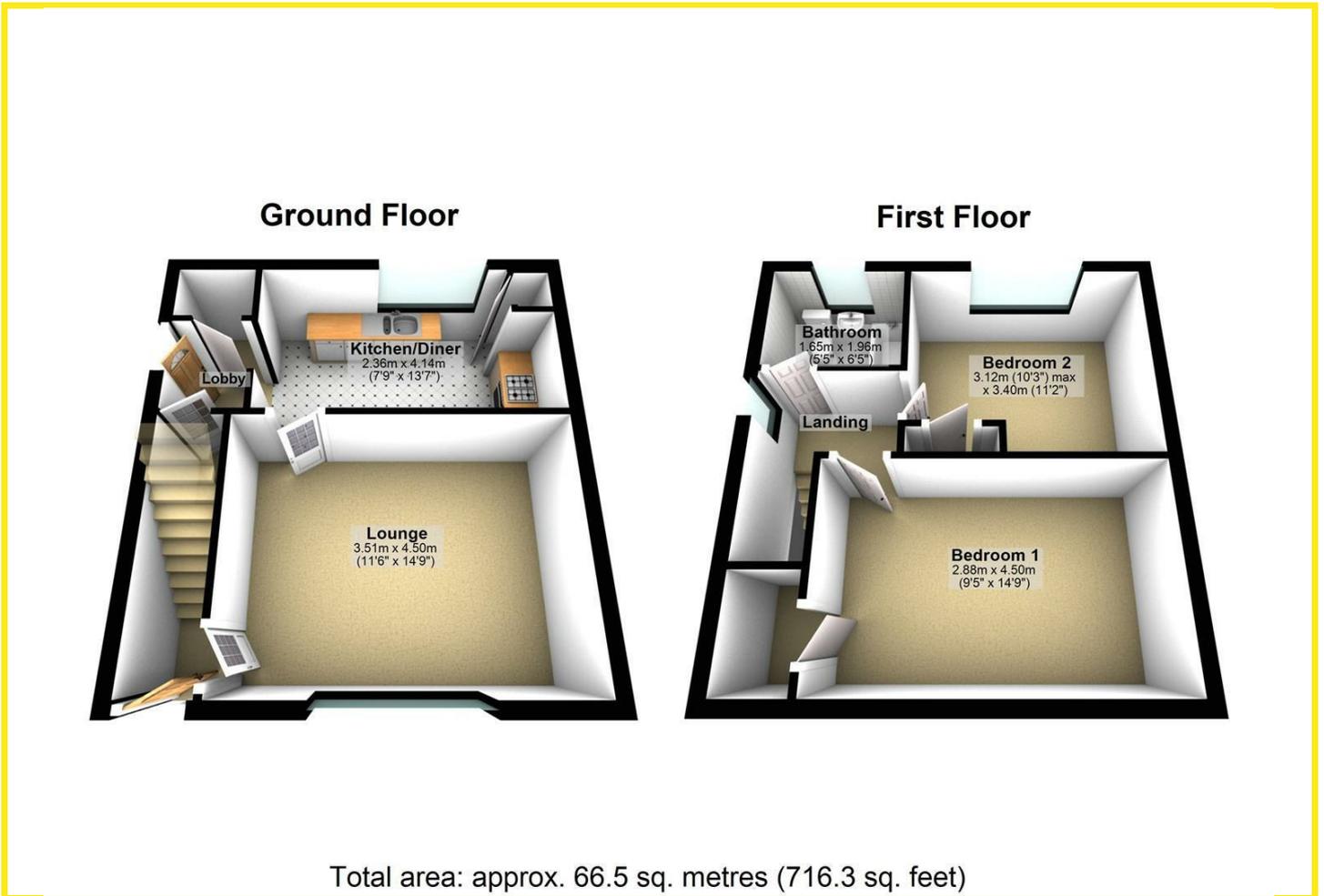
Outside, the property is situated on a corner plot and boasts wrought iron gates and driveway for convenient off-road parking. The gardens features a patio area, perfect for outdoor dining, and a generous lawn, ideal for children to play or for hosting summer barbecues.

This semi-detached house is more than just a property; it is a lifestyle choice that offers comfort, convenience, and a welcoming community. Whether you are a first-time buyer or looking to downsize, this delightful home is sure to meet your needs and exceed your expectations. Seize the opportunity to make this lovely house your new home.





Floor Plan



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	
		74	81

Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, take the second turning left onto Westfield Lane, first left onto The Drive, follow this road down which becomes South Ridge, take your fourth left on to the Green where the property can be found immediately on the left hand side as indicated by our 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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