

Mike  
**Dobson**



**54 The Drive**

Kippax, Leeds, LS25 7NQ

**£197,500**

## 54 The Drive

Situated on The Drive, Kippax, Leeds, this two-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a cosy lounge, fitted dining kitchen, thoughtfully designed with a built-in oven, hob, and extractor, making it an ideal space for culinary enthusiasts and family gatherings alike.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The three-piece white bathroom suite is both stylish and functional, catering to all your daily needs. Recent upgrades, including re-fitted windows and doors, enhance the home's energy efficiency and aesthetic appeal.

Gas central heating, powered by a combination boiler, ensures a warm and inviting atmosphere throughout the colder months, complimented by new windows and doors which were installed in 2022. The property also benefits from a new ventilation system which was installed in 2021, plus networking points throughout the house via ethernet cable.

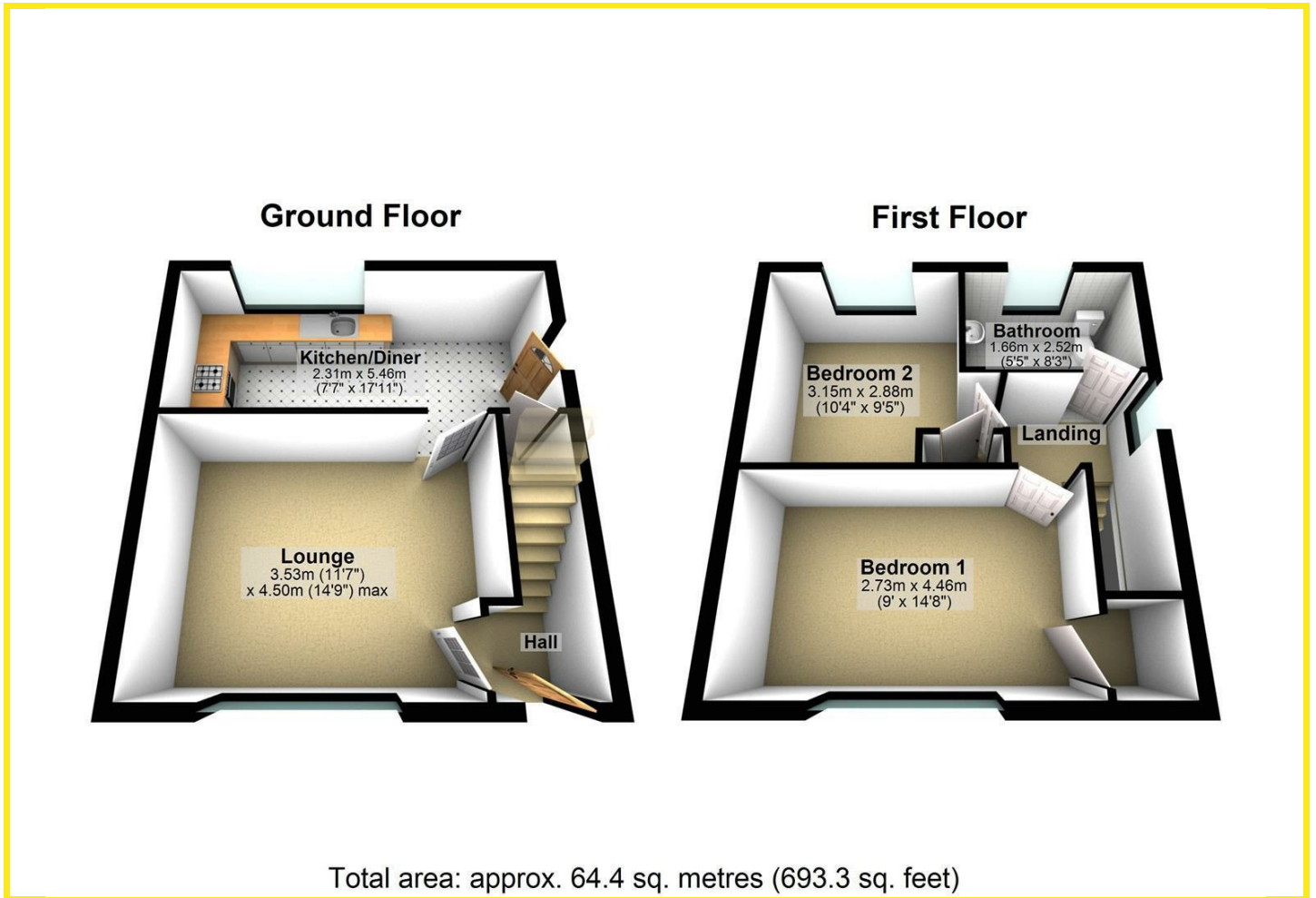
Outside, the property features a driveway that offers convenient off-road parking, a valuable asset in today's busy world. The good-sized rear garden is complete with a patio area for outdoor dining and generous lawn, perfect for children to play or for hosting summer barbecues. The open outlook onto nearby allotments adds a touch of tranquillity and greenery to your living space.

This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this lovely house your new home.





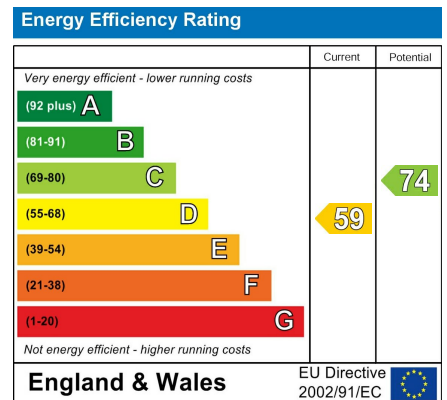
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, at the bottom bear right with the road onto Station Road, take the second right onto The Drive, follow the road where the property can be found as indicated by the agents board

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