

Mike
Dobson



8 Nursery Close

Kippax, Leeds, LS25 7AD

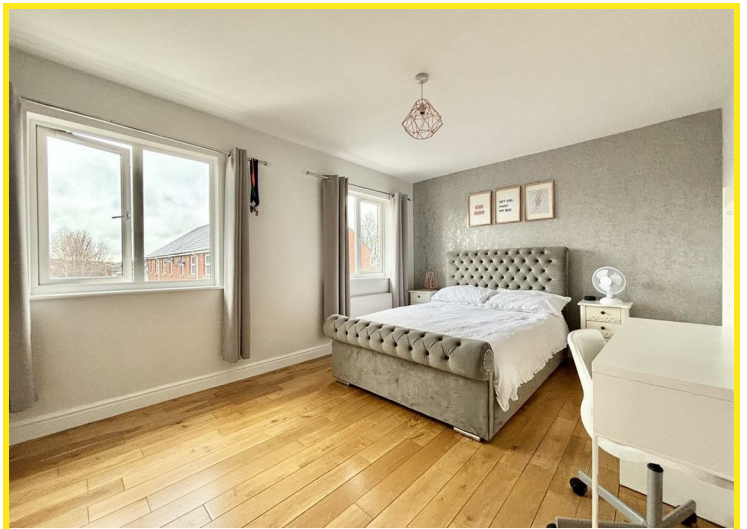
Chain Free £255,000

8 Nursery Close

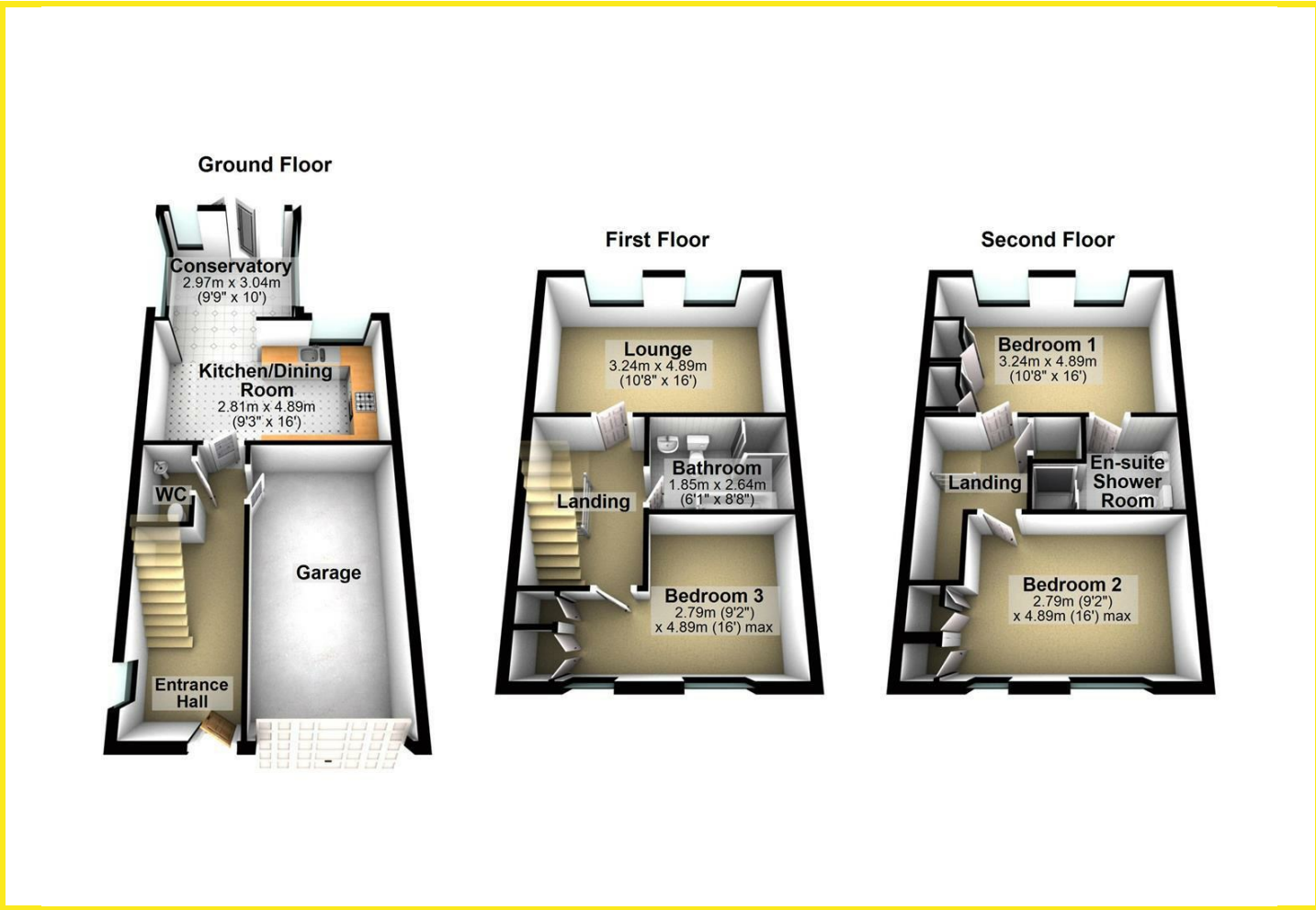
An opportunity has arisen to purchase this three bedroom end townhouse, being offered with no onward chain and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, ground floor WC, door leading to the garage, kitchen/dining room, conservatory, first floor landing leading to lounge, bathroom/WC and bedroom three, second floor landing leading to bedroom two and main bedroom with en-suite shower room. In addition, the property has PVCu double glazed windows, gas central heating, French doors leading from the conservatory to the rear garden, fitted kitchen with units to high and low levels and having integrated appliances to include four ring gas hob with extractor chimney over, double electric oven, fridge freezer and dishwasher plus plumbing for washing machine, fitted wardrobes to all three bedrooms and white bathroom suite to the family bathroom, having a bath and independent shower cubicle, and the en-suite shower room. Outside, to the front of the property is an off road parking space and integral garage with up and over door. To the rear is a private and enclosed garden having paved seating area and lawn.

An early viewing is highly recommended to avoid missing out.

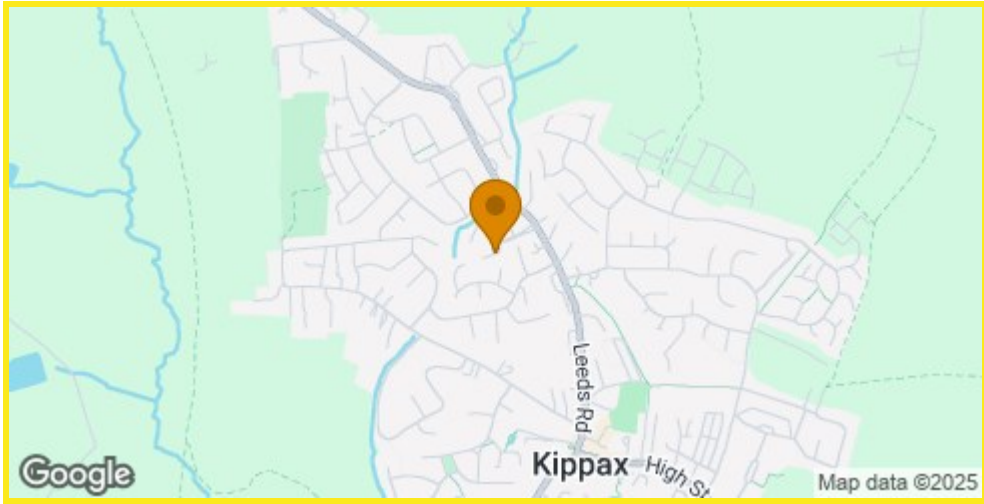




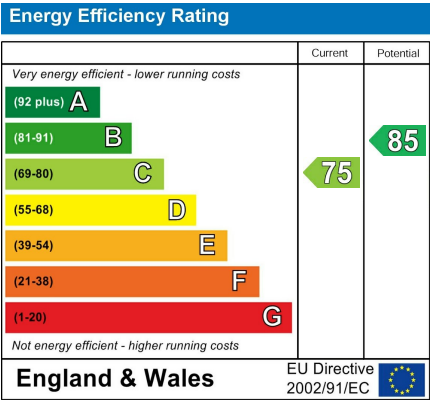
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout, taking the second exit right onto Leeds Road. Continue down the hill turning left into Nursery Close, continue where the property 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 firms employment has the authority to make or give any representation or warranty in respect of the property.