Mike Dobson

47 New Street

Kippax, Leeds, LS25 7BD

£145,000

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Nestled on New Street in the charming area of Kippax, Leeds, this two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Upon entering, you are welcomed into a cosy lounge that sets the tone for the rest of the home. The fitted dining kitchen features a range of wall and base units, worktops, a gas hob, an extractor fan, and an electric oven. There is also plumbing for a washing machine, making daily chores a breeze. A door from the kitchen leads to a cellar, providing additional storage space, while another door opens to a rear porch.

The first floor comprises a spacious main bedroom at the front, offering ample natural light, alongside a further single bedroom at the rear, ideal for guests or as a home office. The bathroom is equipped with a three-piece white suite, including a rectangular panelled bath with a shower over, a pedestal wash basin, and a low flush WC, ensuring convenience for all residents.

Externally, the property features a street-facing aspect with an enclosed yard to the rear. Located within close proximity to local amenities, including schools, shops, and excellent transport links, this property is perfectly positioned. Do not miss the chance to make this house your new home.

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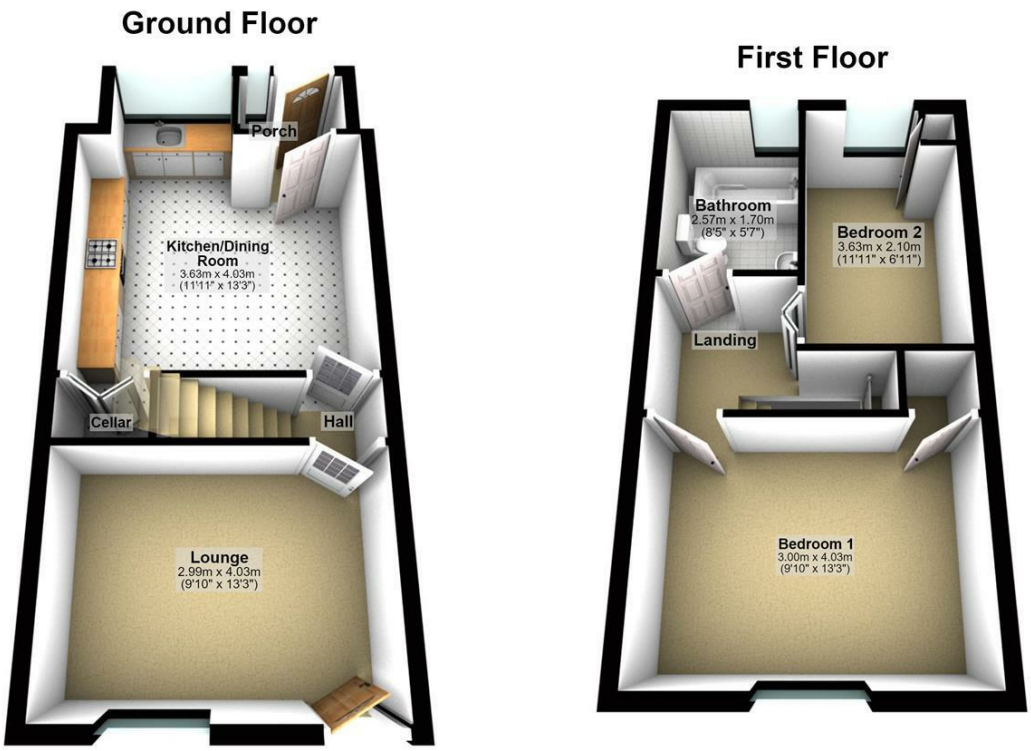
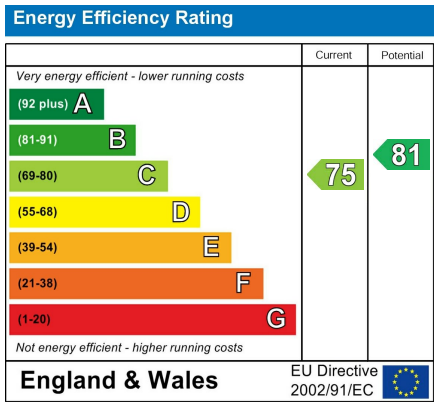
Floor Plan



Total area: approx. 64.5 sq. metres (693.8 sq. feet)

Area Map

Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street taking the third turning left onto Gibson Lane, then first left onto Back Lane, turn right onto New Street, where the property can be found on the left hand side as indicated by the Agent's 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.

4 High Street, Kippax, LS25 7AB
Tel: 0113 2873500 Email: kippax@mdobson.co.uk https://www.mdobson.co.uk