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**Dobson**



**168 Leeds Road**  
Kippax, Leeds, LS25 7EL

**£499,950**

# 168 Leeds Road

Situated in the charming village of Kippax, this beautifully, extended four-bedroom detached home which was a former farmhouse and dates back to the late 1800's, presents an excellent opportunity for families seeking both space and character. Retaining many original features, the property is ideally located within the catchment area for Garforth Academy and is conveniently close to local shops, public transport, and motorway networks.

The deceptively spacious accommodation is spread over three floors, offering a well-thought-out layout. Upon entering, you are greeted by a welcoming entrance hall that leads to an inviting living room having an original open grate fireplace, with a further family room being open plan to the dining area, perfect for both relaxation and entertaining. The modern fitted kitchen, complete with built-in appliances to include a Stoves range ideal for the culinary enthusiast. A utility room and a ground floor cloakroom add to the practicality of this home.

The first floor boasts two generously sized bedrooms and a stylish bathroom with a roll top bath, while the second floor features an additional two double bedrooms and another well-appointed bathroom, Fitted wardrobes to the bedrooms provide ample storage solutions.

The property benefits from PVCu double glazing, gas central heating with new radiators, ensuring comfort and energy efficiency all year round. Outside, the wrought iron gates and brick paved driveway offers off-road parking for two vehicles, with additional access to an integral garage having a remote door, power and lighting. The front garden is laid to lawn, while the established rear garden provides a tranquil outdoor space for relaxation and play having a paved patio, lush lawn and two further paved seating areas ideal to catch that summer sunshine.

We strongly recommend viewing this property to fully appreciate its charm and potential. Do not miss the chance to make this lovely house your new home.

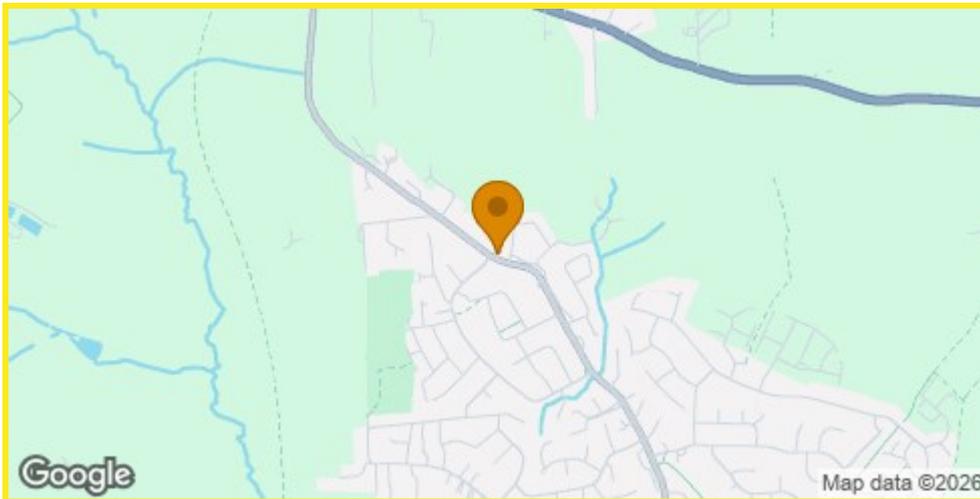




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 left to the mini roundabout, take the third exit right onto Leeds Road, continue along this road for about 1 mile and the property can be found on the right hand side.

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