

Mike
Dobson



2 Ash Court

Kippax, Leeds, LS25 7AA

£125,000

2 Ash Court

Welcome to Ash Court, a unique ground-floor apartment, situated in a grade 11 listed building nestled in the charming village of Kippax, just off the busy High Street. This delightful one-bedroom flat offers an excellent opportunity for those seeking a comfortable and convenient living space, perfect for both first-time buyers, retirees and investors alike.

Upon entering the apartment, you are greeted by a welcoming entrance hall that leads into a spacious lounge. The modern fitted dining kitchen is equipped with a built-in oven, hob, extractor, and integrated appliances including a fridge/freezer, washing machine, and dishwasher, making it ideal for those who enjoy cooking and entertaining.

The apartment features a well-proportioned double bedroom, which offers a peaceful retreat, and a contemporary three piece white bathroom that completes the accommodation. The property benefits from double-glazed sash windows, ensuring warmth and energy efficiency, alongside gas central heating powered by a combination boiler for added comfort.

Security is a priority with a telephone entry system, providing peace of mind for residents. Outside, you will find communal garden areas, perfect for enjoying the outdoors, along with an allocated parking space for your convenience.

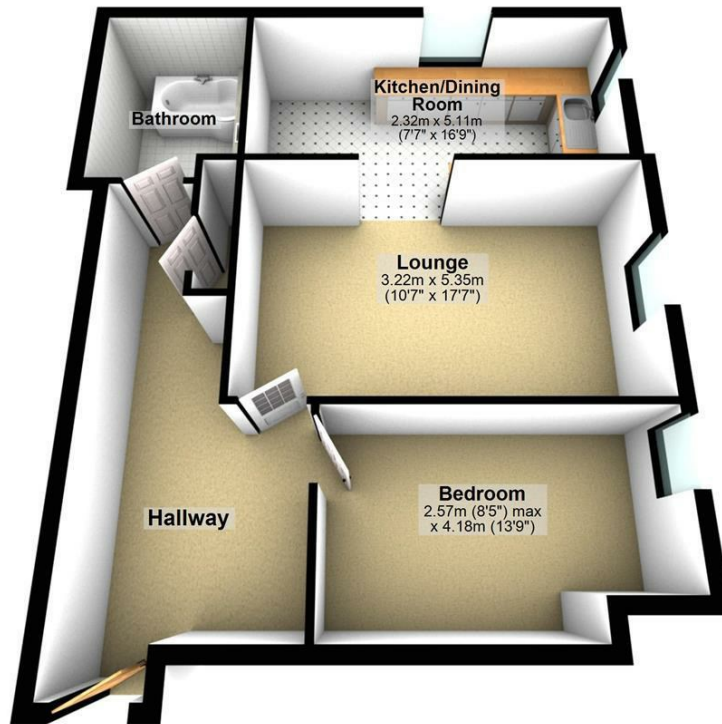
This apartment boasts excellent access to local amenities and public transport links, making it an ideal base for commuting to nearby cities. This unique property is not to be missed, offering a blend of modern living in a desirable location. We invite you to view this charming apartment and discover all it has to offer.





Floor Plan

Ground Floor



Total area: approx. 58.5 sq. metres (629.8 sq. feet)

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		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

The property is moments from our Kippax office, just past the mini roundabout on the left hand side when heading down Butt Hill.

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