Mike Dobson







5 Manor Terrace

Kippax, Leeds, LS25 7AU

Chain Free £200,000

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Nestled in the charming area of Manor Terrace, Kippax, Leeds, this beautifully presented two-bedroom mid-terrace house offers a delightful blend of modern living and traditional features. Upon entering, you are welcomed by a spacious hallway that leads to a comfortable lounge, perfect for relaxation. The heart of the home is undoubtedly the modern re-fitted dining kitchen, which boasts elegant wood worktops and a classic Belfast sink, installed in 2025, making it a wonderful space for culinary enthusiasts and family gatherings alike.

The property also benefits from a cellar equipped with power and lighting, providing ample storage or potential for further development. A convenient utility area and a ground floor WC enhance the practicality of this lovely home. Ascending to the first floor, you will find two well-proportioned bedrooms, complemented by a white bathroom suite. The second floor reveals a spacious loft room, tastefully decorated and carpeted, featuring fitted storage space, ideal for a home office or additional living area.

Gas central heating, with a combination boiler installed in 2025, ensures warmth and comfort throughout the year, while PVCu double glazing enhances energy efficiency. The front garden is enclosed and mainly laid with washed stone pebbles, offering a low-maintenance outdoor space. At the rear, wrought iron gates lead to off-road parking, a valuable asset in this desirable location.

This property is perfect for first-time buyers or small families seeking a modern home with character in a friendly neighbourhood. Don't miss the opportunity to make this charming house your new home.









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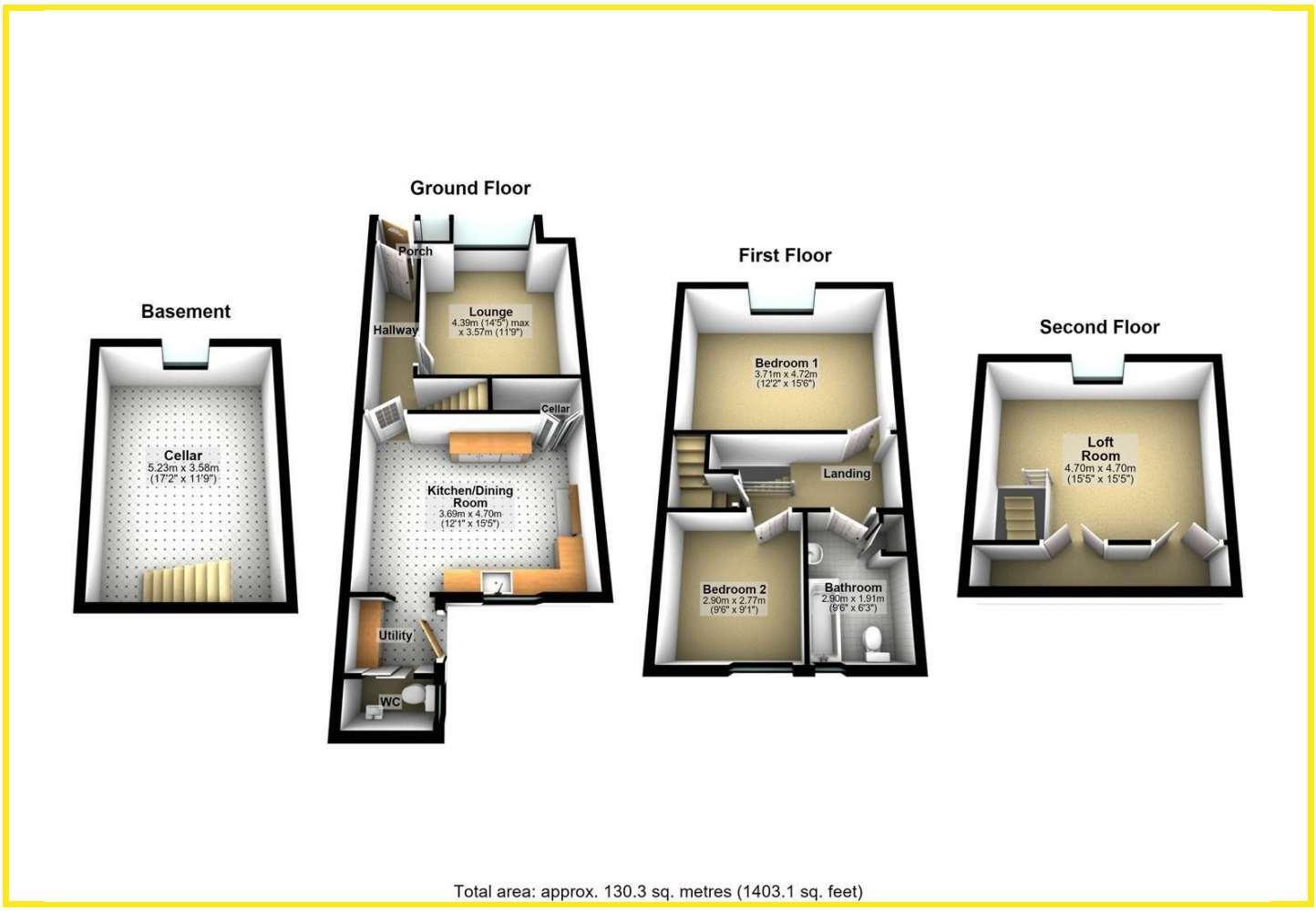








Floor Plan

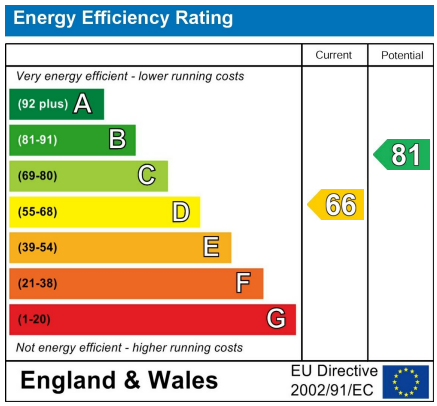


Total area: approx. 130.3 sq. metres (1403.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office, turn right up the High Street taking the 4th turning right onto Bramhams Yard. Then bear right onto Malt Kiln Lane, Manor Terrace is the 2nd turning on the left where the property can be found on the right hand side as indicated by the agents board.

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