

*Mike*  
**Dobson**



**2 Goodcombe Place**

Kippax, Leeds, LS25 4BH

**No Onward Chain £220,000**

## 2 Goodcombe Place

Nestled in the picturesque setting of Goodcombe Place, this charming mid-terrace cottage offers a delightful blend of rural tranquillity and modern comforts. With two spacious double bedrooms, this property is perfect for small families or those seeking a peaceful retreat.

As you enter, you are welcomed into a cosy lounge featuring an inviting open fire, ideal for those chilly evenings. The fitted kitchen boasts the original range set within the chimney recess, adding a touch of character and history to the home. For added convenience, a handy cellar provides ample storage space, ensuring that your living areas remain clutter-free.

The main bedroom benefits from an over stairs wardrobe, providing practical storage solutions, while the four-piece white bathroom suite is both stylish and functional, complete with a bath, shower cubicle, vanity unit with wash basin, and a low flush WC.

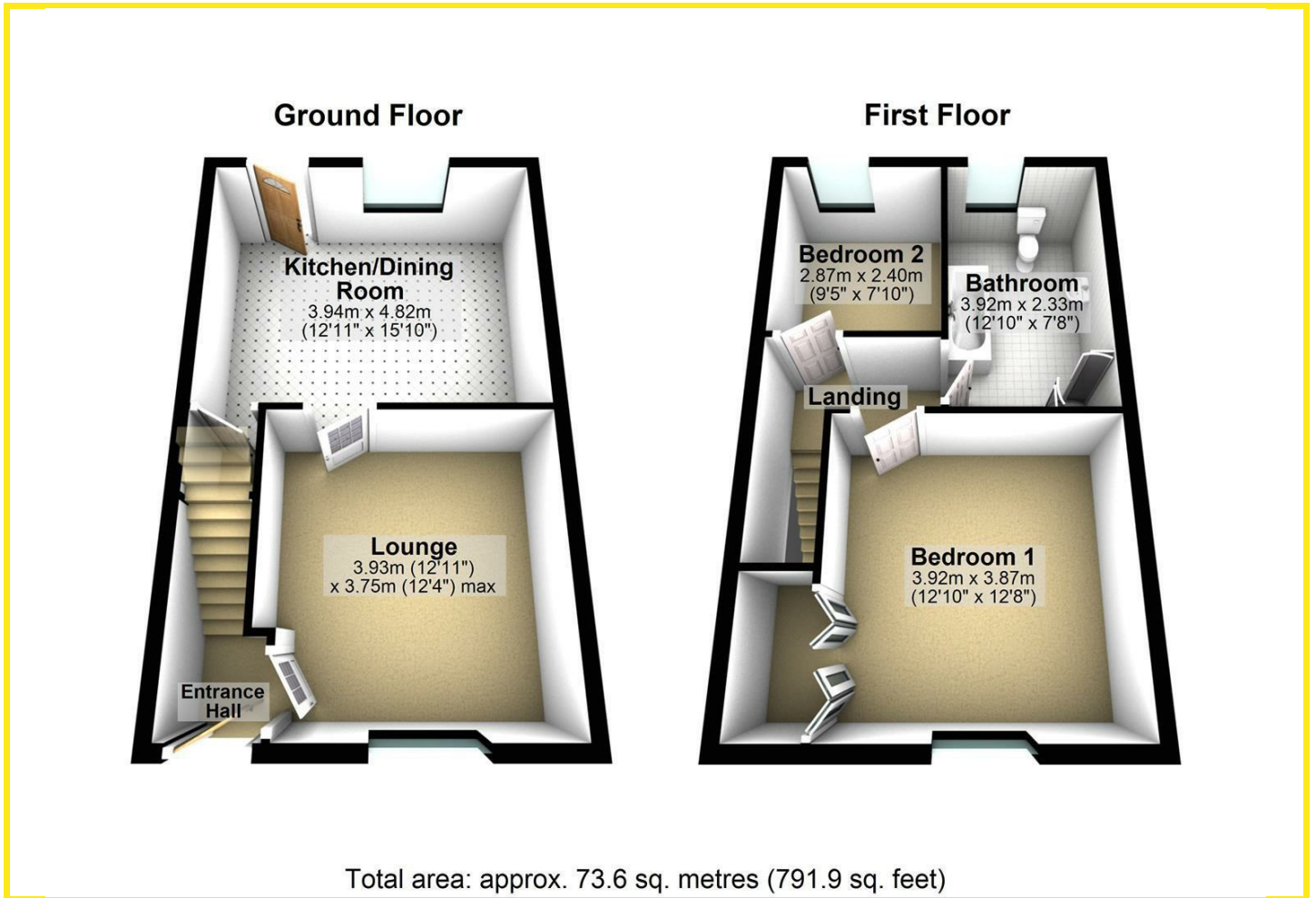
The property is accessed via a public bridleway with vehicle access, offering a sense of seclusion, and there is parking available at the front. The rear yard is a lovely outdoor space, featuring three outbuildings that can be utilised for various purposes, whether for gardening tools or as a workshop.

Surrounded by stunning countryside views and with only a few neighbours, this cottage presents a unique opportunity to enjoy a serene lifestyle while still being within reach of local amenities. This home is a true gem for anyone looking to embrace the charm of rural living in a welcoming community.

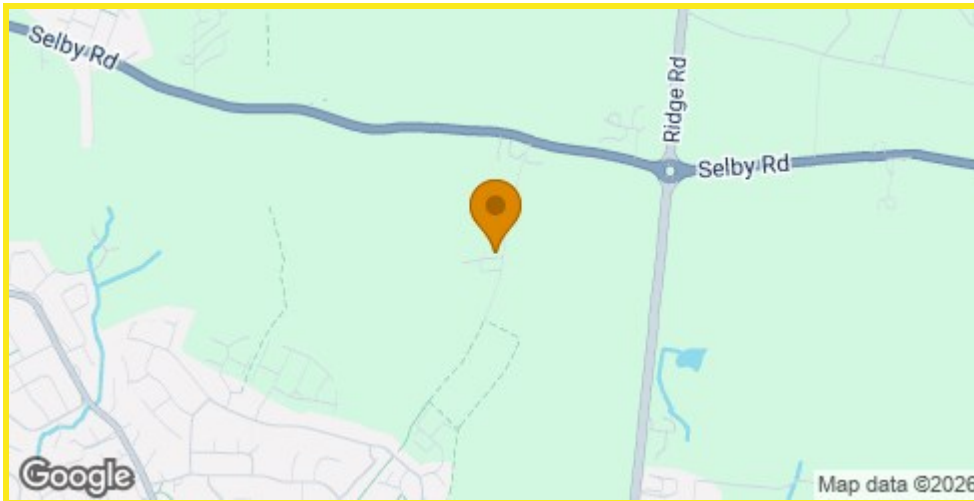




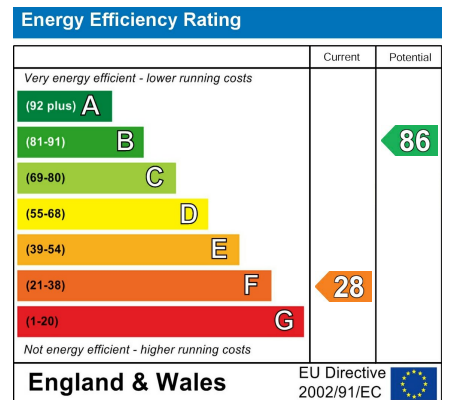
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street continue along which in turns becomes Longdyke Lane to the traffic lights, turn left at the lights onto Ridge Road continue to the roundabout, taking the first exit left onto Selby Road about a mile up this road turn left onto Sandgate Lane, continue down the dirt track where Goodcombe Cottages can be found on the right hand side.

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4 High Street, Kippax, LS25 7AB

Tel: 0113 2873500 Email: kippax@mdobson.co.uk <https://www.mdobson.co.uk>