Mike Dobson







34 Cromwell Rise

Kippax, Leeds, LS25 7QQ

£335,000

34 Cromwell Rise

Nestled in the charming cul-de-sac of Cromwell Rise, Kippax, this delightful three-bedroom detached house offers a perfect blend of modern living and convenience. Recently fully renovated by the current owners, the property is move-in ready and presents an excellent opportunity for families or professionals seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed ground floor cloakroom. The spacious lounge provides a cosy retreat, while the expansive dining kitchen is a true highlight, featuring a range of integrated appliances that make cooking and entertaining a pleasure, there is also a large pantry providing additional storage. The first floor boasts three generously sized bedrooms, ideal for restful nights, along with a stylishly fitted modern bathroom suite.

The property benefits from PVCu double glazed windows and doors, ensuring warmth and energy efficiency throughout. A conservatory adds to the living space, perfect for enjoying the garden views year-round.

Outside, the property offers ample parking for up to three vehicles, with a single brick-built garage featuring a pitched roof and an electric door. The front garden is open plan, adorned with inset shrubs, while the rear garden is a private sanctuary, fully enclosed and south-facing. Recently re-landscaped, it includes a paved patio seating area and a lush lawn, bordered by tranquil woodland, providing a serene backdrop for outdoor relaxation.

With easy access to local shops, schools, and public transport, as well as proximity to the A1/M1 Motorway, this property is ideally situated for modern living. An early viewing is highly recommended to fully appreciate all that this lovely home has to offer.









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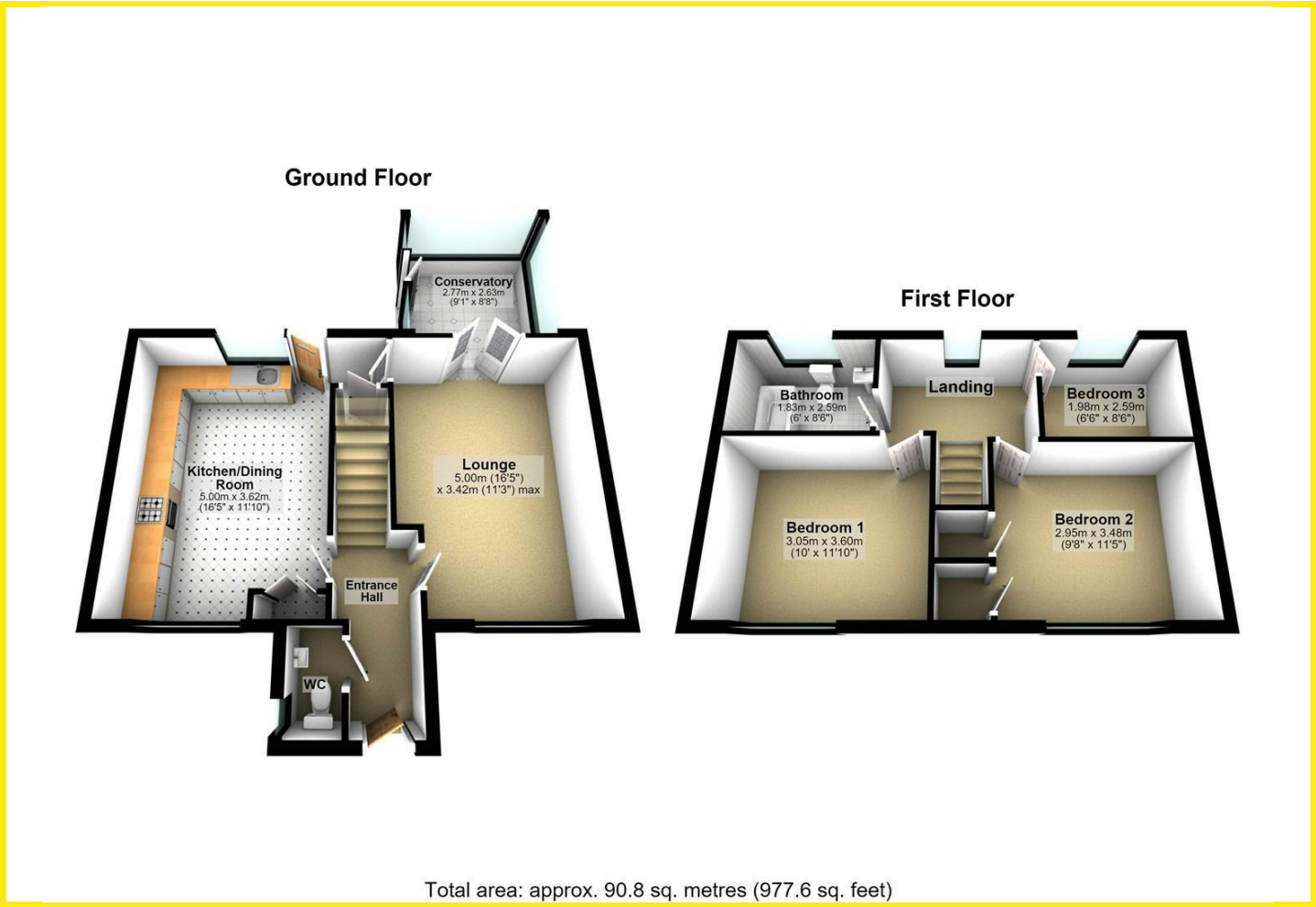








Floor Plan

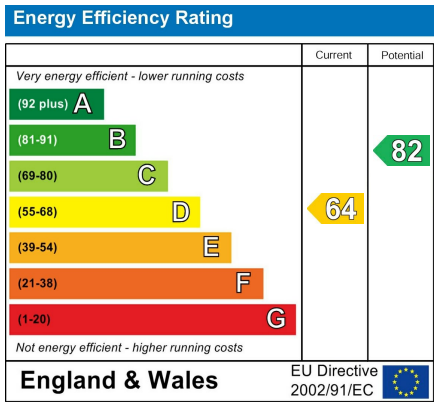


Total area: approx. 90.8 sq. metres (977.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, at the bottom turn left onto Brigshaw Lane, first left onto Cromwell Rise, were the property can be found on the right hand side as indicated by the agents board.

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