

*Mike*  
**Dobson**



69a High Street  
Kippax, Leeds, LS25 7AH

**£235,000**

# 69a High Street

Nestled on the High Street in Kippax, Leeds, this charming semi-detached period cottage, dating back to the 1700s, offers a delightful blend of historical character and modern convenience. Having been extended to provide two reception rooms, the main lounge has an oak fireplace with electric stove while the second sitting room has French doors and bi-fold doors opening onto the garden, providing ample space for both relaxation and entertaining. The two double bedrooms feature attractive beamed ceilings, and have storage space and fitted furniture, while the thoughtfully designed white bathroom suite caters to all your needs.

The heart of the home is undoubtedly the re-fitted kitchen, which boasts a stylish breakfast bar and is equipped with a built-in oven, hob, extractor, integrated microwave, and dishwasher. This space is perfect for culinary enthusiasts and family gatherings alike. There is also the added benefit of a ground floor WC and a utility cupboard that has plumbing for the washing machine and space for a tumble dryer. The property benefits from gas central heating and PVCu double glazing ensuring warmth and comfort throughout the seasons.

Step outside to discover an enclosed sunny garden, featuring a paved seating area and a lush lawn, ideal for enjoying the outdoors. Additionally, the garden room, complete with power, lighting, and an electric heater, presents a versatile space that can serve as a home office or a tranquil retreat.

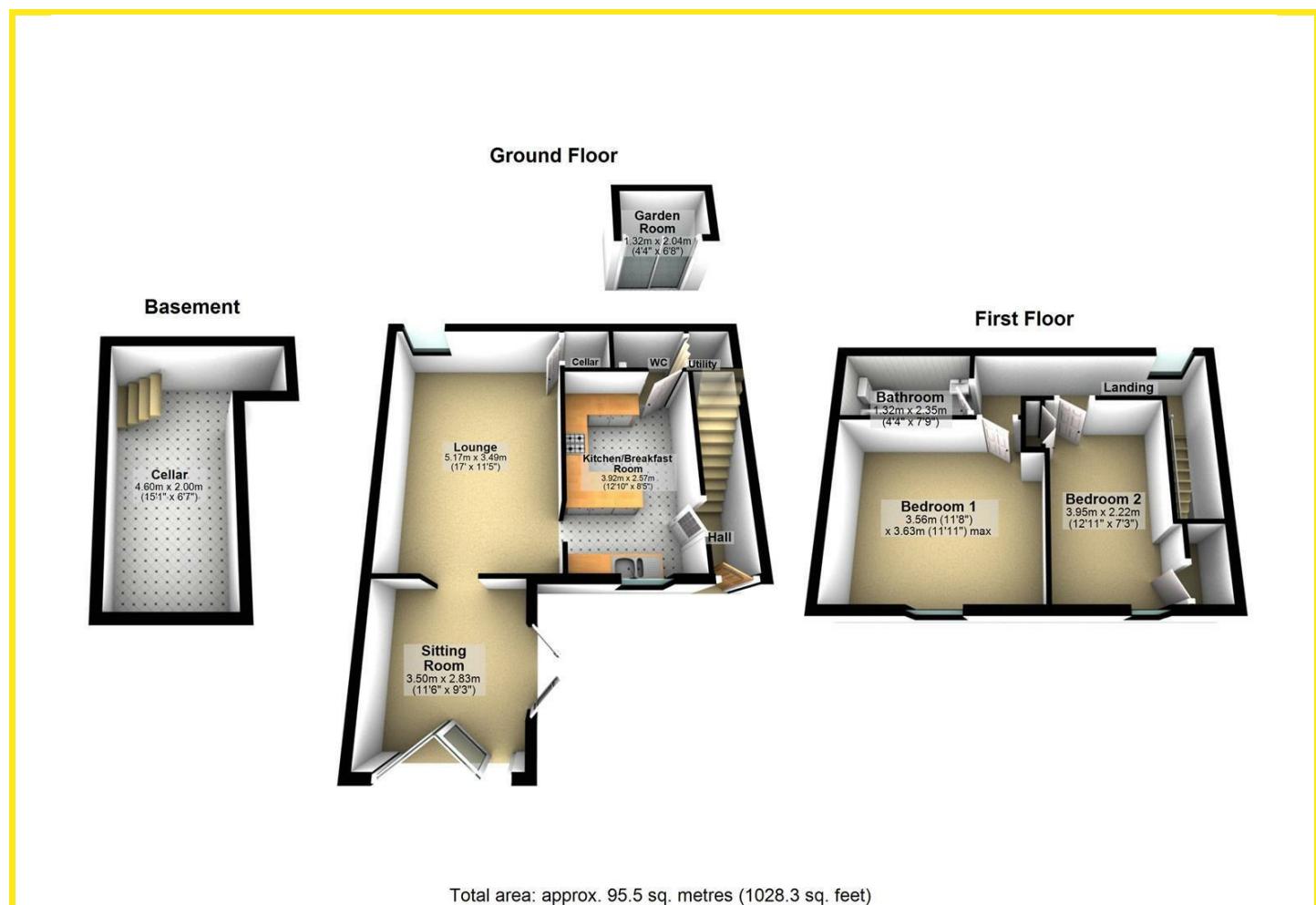
With parking available for one vehicle, complete with EV charger, this property combines convenience with charm, making it an ideal choice for those seeking a peaceful yet accessible lifestyle in Kippax. This cottage is a true gem, beautifully maintained by its current owners, and is ready to welcome its new inhabitants. Don't miss the opportunity to make this enchanting home your own.



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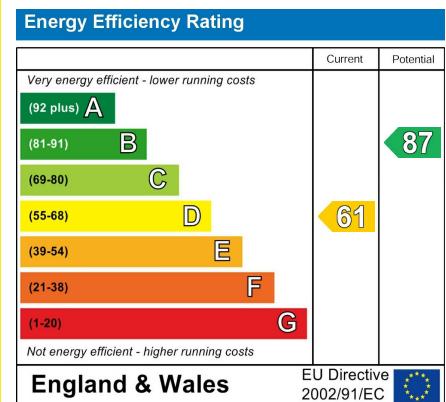
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office proceed up the High Street towards the Co-op supermarket. The property can be found on the left hand side, just past the turning for Ash Tree Grove.

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