



33 Ebor Mount

Kippax, Leeds, LS25 7PA

£255,000

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Nestled in the charming area of Ebor Mount, Kippax, Leeds, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge diner is a spacious room, boasting French doors that seamlessly connect to a bright conservatory, creating an excellent space for relaxation or entertaining guests.

The fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a practical and stylish area for culinary pursuits. The modern fully tiled white bathroom suite complete with shower and side screen adds a touch of elegance, ensuring that your daily routines are both comfortable and enjoyable.

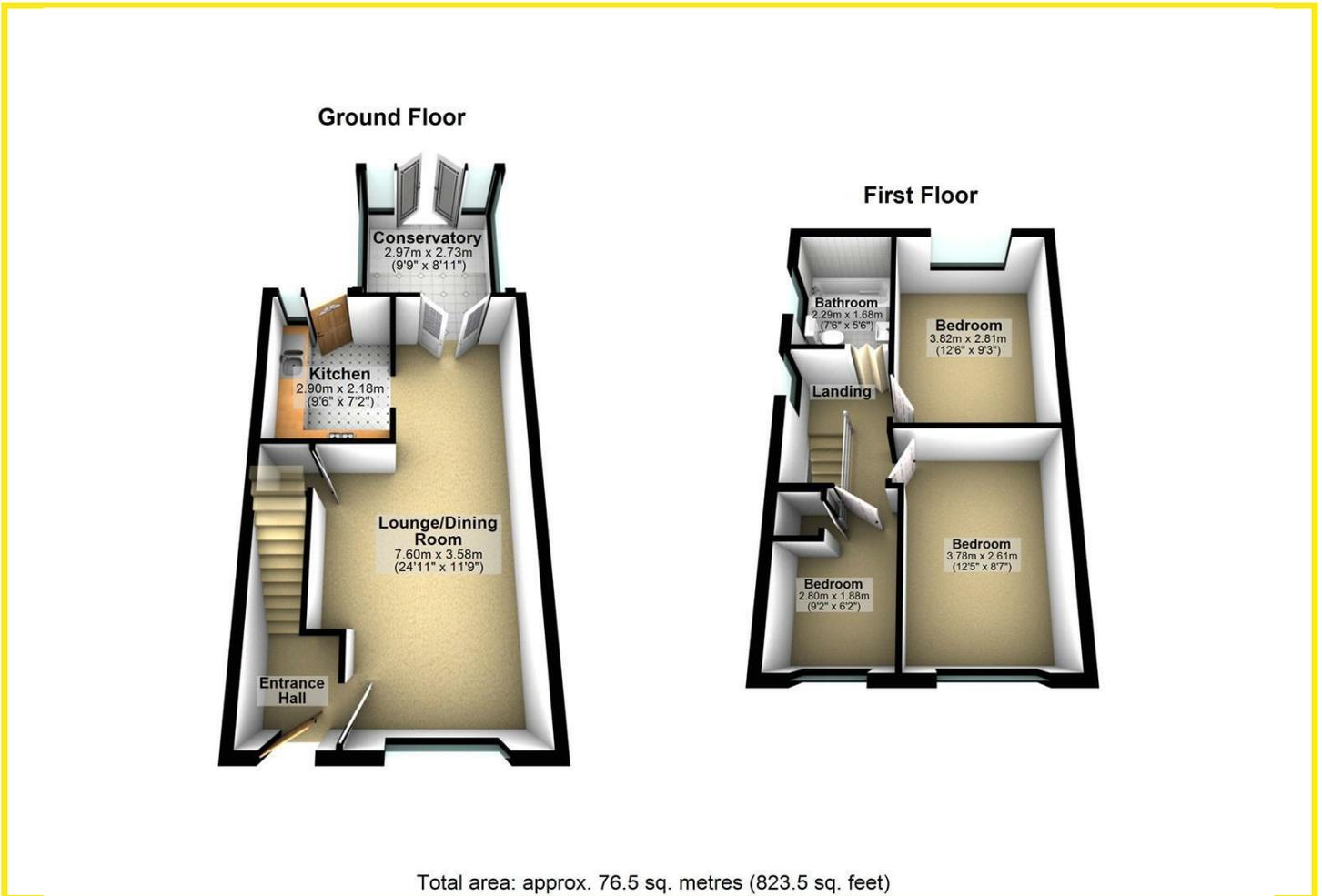
This home benefits from gas central heating and PVCu double glazing, providing warmth and energy efficiency throughout the year. Outside, the fully enclosed low maintenance rear garden is a true gem, featuring paved seating areas perfect for al fresco dining, alongside an artificial lawn that requires minimal maintenance, allowing you to enjoy your outdoor space.

Additionally, the property offers parking for up two vehicle's and leads to a detached garage which has both power and lighting. Ebor Mount is well-positioned, providing easy access to local amenities and transport links, making it an excellent choice for those looking to settle in a friendly community. This property is not just a house; it is a place to call home, book your viewing today.

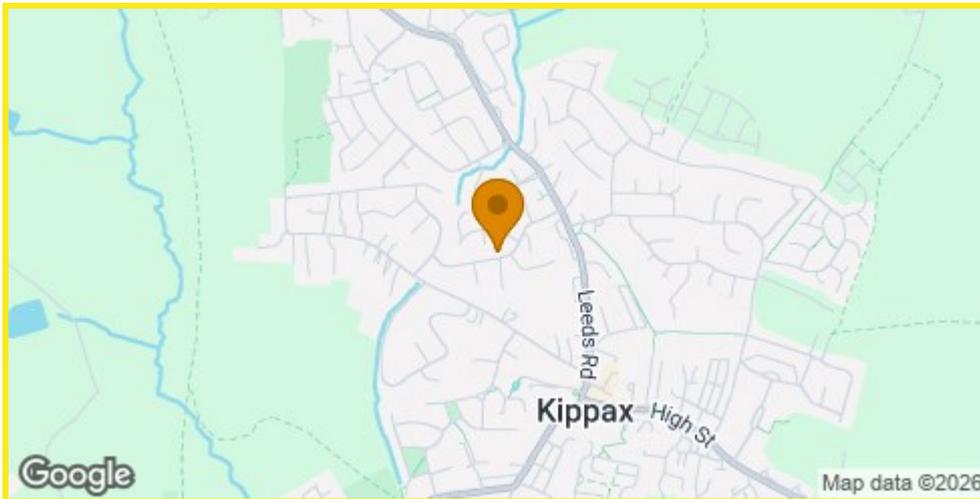




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office, turn left to the mini roundabout, taking your second exit right onto Leeds Road. Continue down the hill, taking your third turning right at the bottom of the hill onto Ebor Mount and continue past the school where the property can be located on the right hand side.

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