

Mike
Dobson



20 Rosewood Avenue

Kippax, Leeds, LS25 7DL

£190,000

20 Rosewood Avenue

Nestled on the charming Rosewood Avenue in Kippax, Leeds, this extended semi-detached house presents a wonderful opportunity for those looking to create their dream home. With two reception rooms, this property offers ample space for both relaxation and entertaining. The entrance hall welcomes you into a fitted kitchen and spacious lounge, both of which flow into a dining area. This area is enhanced by sliding doors that open to an extension, which could serve as a third bedroom or a versatile space to suit your needs, complete with a convenient shower room.

The first floor boasts two generously sized double bedrooms, providing comfortable accommodation for family or guests, alongside a well-appointed bathroom. While the property does require some modernisation, this has been thoughtfully reflected in the asking price, allowing you to tailor the home to your personal taste and style.

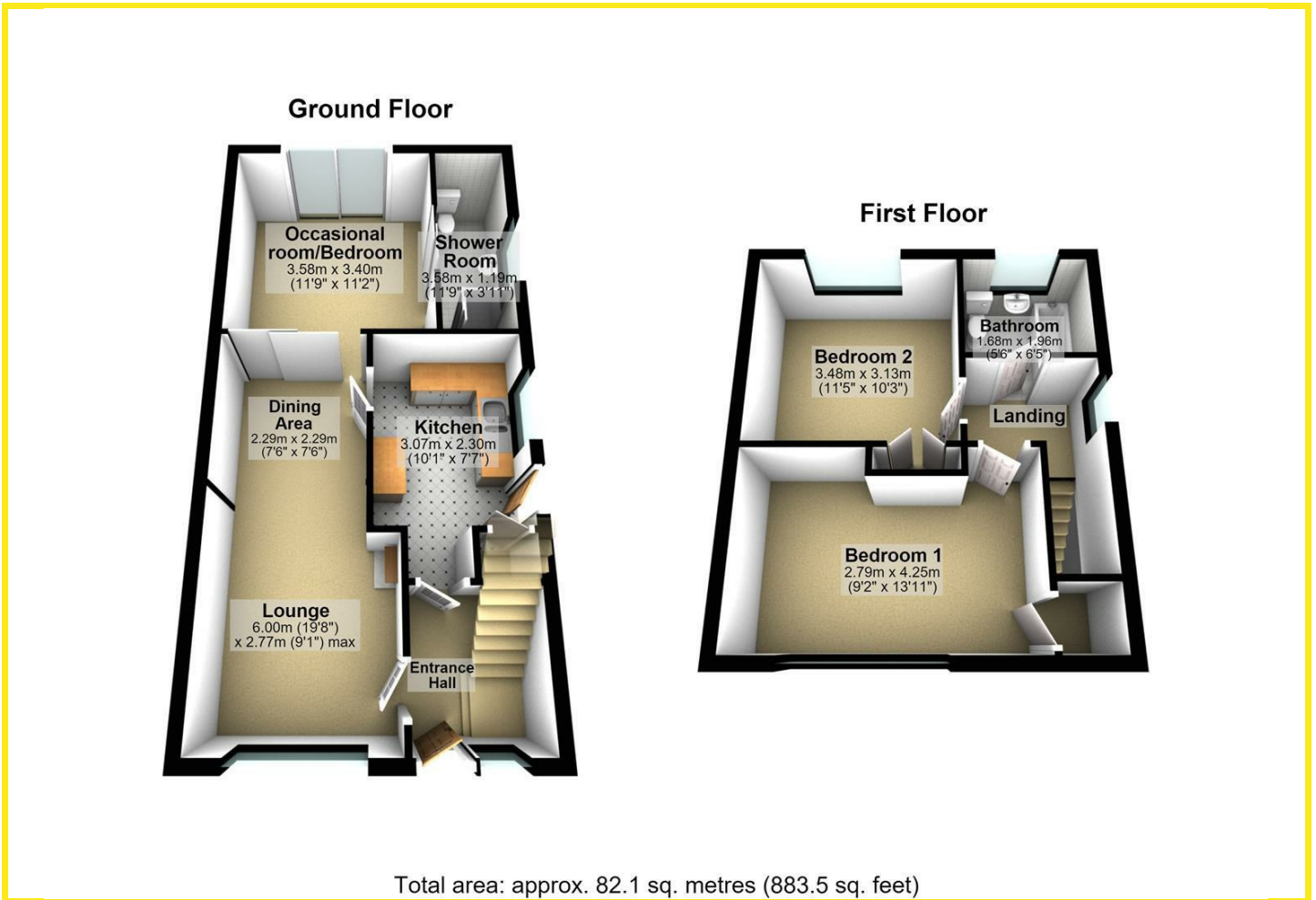
Location is key, and this property does not disappoint. It enjoys easy access to local shops, schools, and public transport links, making daily life convenient. Additionally, the proximity to the A1/M1 motorway ensures that commuting is a breeze. For those who appreciate the outdoors, playing fields are just across the road, offering lovely walks around the village and a chance to enjoy the natural beauty of the area.

This semi-detached house on Rosewood Avenue is a fantastic opportunity for buyers looking to invest in a property with great potential in a desirable location. Don't miss your chance to make this house your home.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 proceed towards the mini roundabout and take the second exit onto Leeds Road. Follow this road down the hill, taking a left onto Valley Road opposite The Moorgate Pub. Follow this road around, taking your second left onto Valley Ridge, your first right onto Elm Avenue then your first left at the top of the hill onto Sycamore Avenue and then your first right onto Rosewood Avenue where the property can be located on the right hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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