Mike Dobson







11 Westfield Gardens

Kippax, Leeds, LS25 7JB

£490,000

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Nestled at the head of a tranquil cul de sac in the charming village of Kippax, Leeds, this substantial four-bedroom detached home offers an ideal setting for family living. Upon entering, you are greeted by a spacious entrance hall that leads to a large lounge, complete with a feature fireplace, perfect for cosy evenings. The fitted kitchen boasts a breakfast bar, making it a delightful space for casual dining, while the separate dining room provides an elegant area for entertaining guests.

The ground floor also includes a practical utility room with a convenient WC, enhancing the functionality of the home. Ascending to the first floor, you will find four well-proportioned bedrooms. The main bedroom is particularly impressive, featuring fitted wardrobes and an en-suite shower room for added privacy. A family bathroom, equipped with a four-piece white suite, completes the upper level. In addition, the property has been re-decorated and re-carpeted throughout.

Externally, the property benefits from a driveway that accommodates parking for two cars, leading to a double garage, providing ample storage space. The private and enclosed rear garden features both paved and decked seating areas alongside a lawn, creating a perfect outdoor retreat for relaxation and family gatherings.

This home is situated in an idyllic position within a popular village, making it a wonderful opportunity for those seeking a blend of comfort and convenience. We highly recommend booking a viewing to fully appreciate all that this property has to offer.









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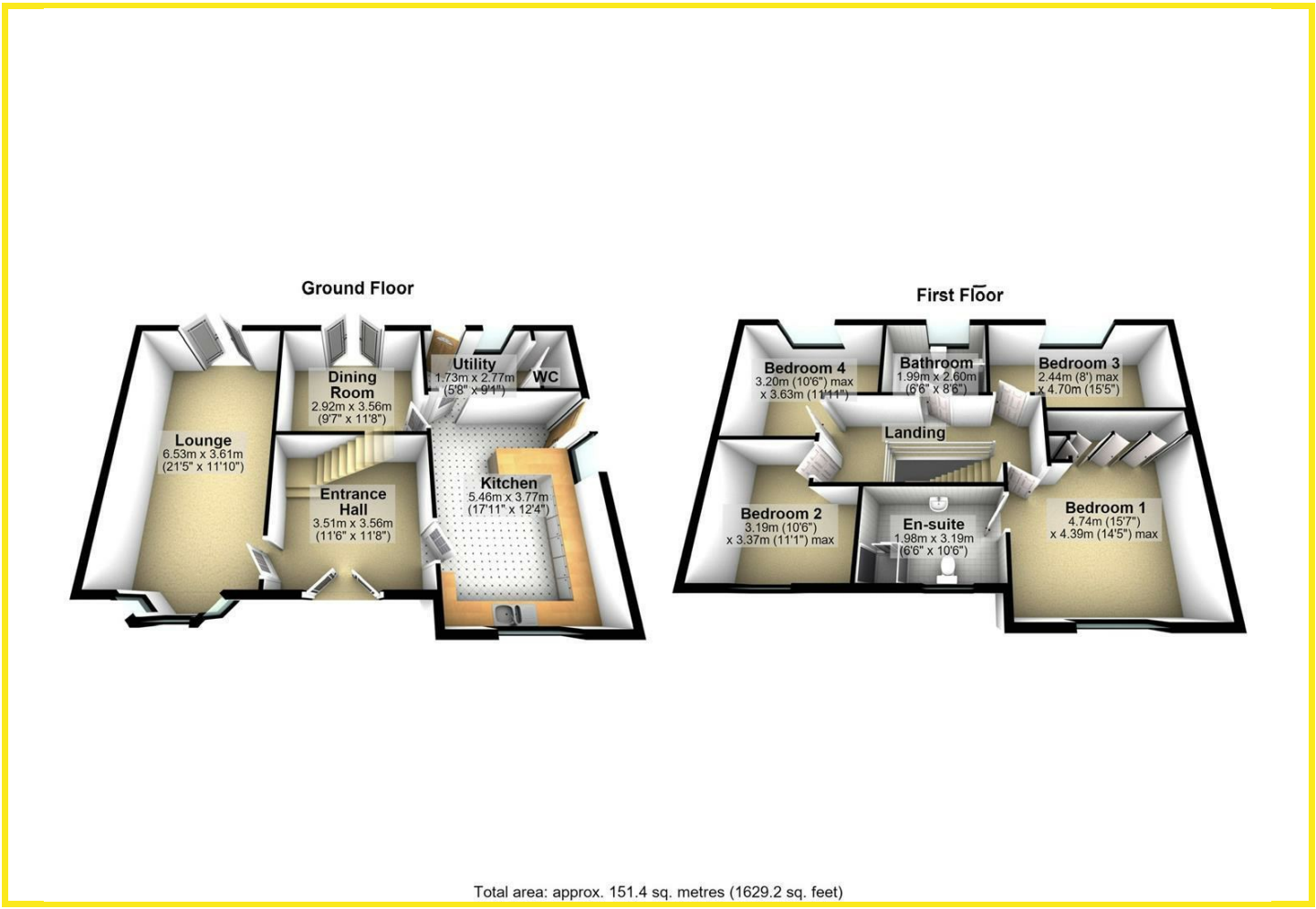








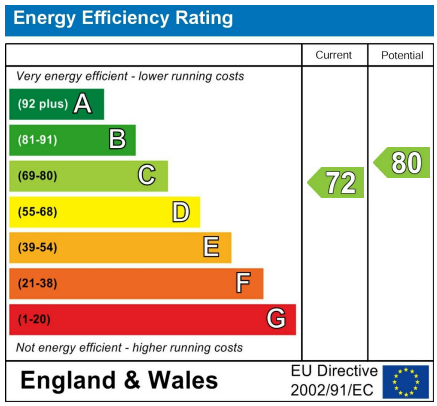
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the second exit right onto Leeds Road. Take the second turning left onto Westfield Lane, continue down the hill and back to the top where Westfield Gardens can be found on the left 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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