

Mike  
**Dobson**



**2 New Street**

Kippax, Leeds, LS25 7BE

**Chain Free £149,950**

## 2 New Street

Nestled on New Street in the village of Kippax, Leeds, this deceptively spacious end terrace house offers ample living space. With two generously sized double bedrooms, this property is perfect for small families, couples, or those seeking a bit of extra space. Additionally, a useful loft room provides versatile options as an occasional space.

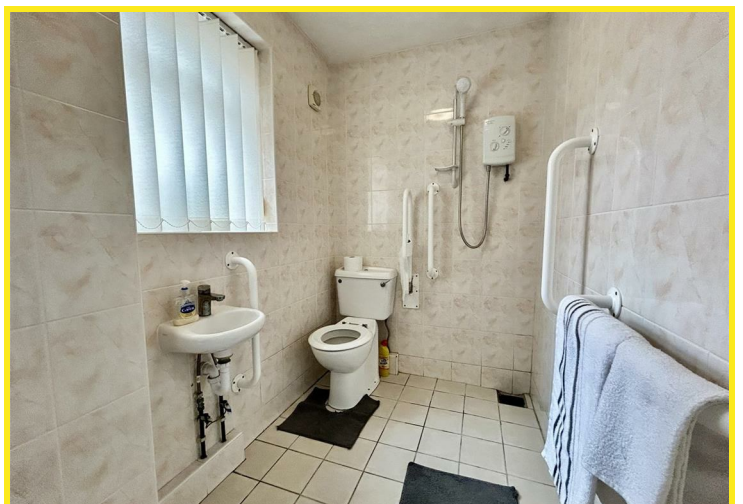
The property has a fitted kitchen, which boasts a range of integrated appliances, including a hob, extractor, double oven, fridge, and freezer, making ideal for culinary enthusiast. The layout is designed for both functionality and style, ensuring that meal preparation is a pleasure rather than a chore.

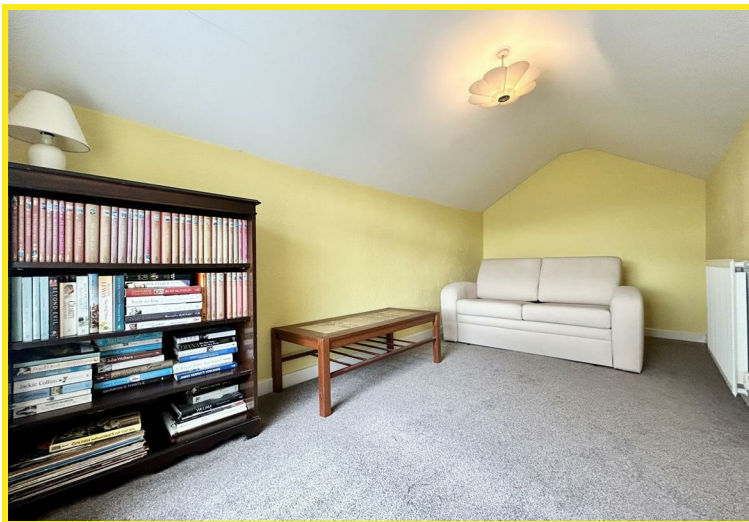
The property features two well-appointed shower rooms which, includes a convenient ground floor shower room, ideal for guests or busy mornings. The modern fitted shower room on the first floor adds an extra convenience.

The property benefits from gas central heating with a new boiler (installed April 20205) and PVCu double glazing ensuring warmth and energy efficiency throughout the year.

With two reception rooms, there is ample space for relaxation and entertaining. Whether you prefer a cosy night in or hosting friends and family, this home caters to all your needs.

Located in the friendly community of Kippax, you will enjoy the benefits of local amenities, schools, and parks, all within easy reach. This end terrace house is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to make this charming house your new home.





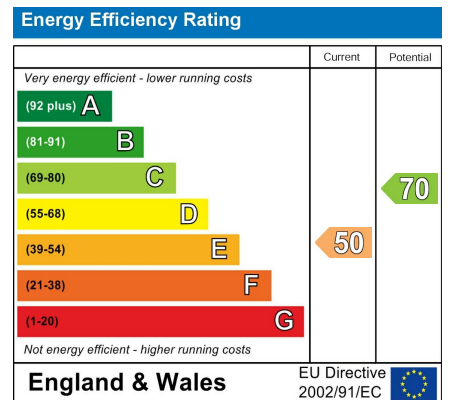
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street taking the third turning left onto Gibson Lane, then first left onto Back Lane, where the property can be found on the right hand side as indicated by the Agent's board.

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