

Mike  
**Dobson**



9 Orchid Close

Kippax, Leeds, LS25 7FN

£240,000

# 9 Orchid Close

Welcome to this modern semi-detached house located on Orchid Close in the picturesque area of Kippax. This property offers a spacious and well-thought-out layout, featuring an inviting reception room that is perfect for entertaining guests or enjoying quiet family time. The fitted kitchen is a culinary delight, equipped with a built-in oven, hob, and extractor, integrated dishwasher, washing machine and fridge freezer, and it conveniently opens through French doors to the rear garden, allowing for seamless indoor-outdoor living.

The accommodation comprises three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, alongside a family bathroom that caters to the needs of couples, young families, or those looking to downsize. The ground floor also benefits from a convenient WC, enhancing the practicality of the home.

Throughout the property, gas central heating ensures warmth and comfort during the colder months, while PVCu double glazing enhances energy efficiency and provides a peaceful living environment. The established garden, features a patio, lawn, perfect for unwinding or hosting summer gatherings with friends and family.

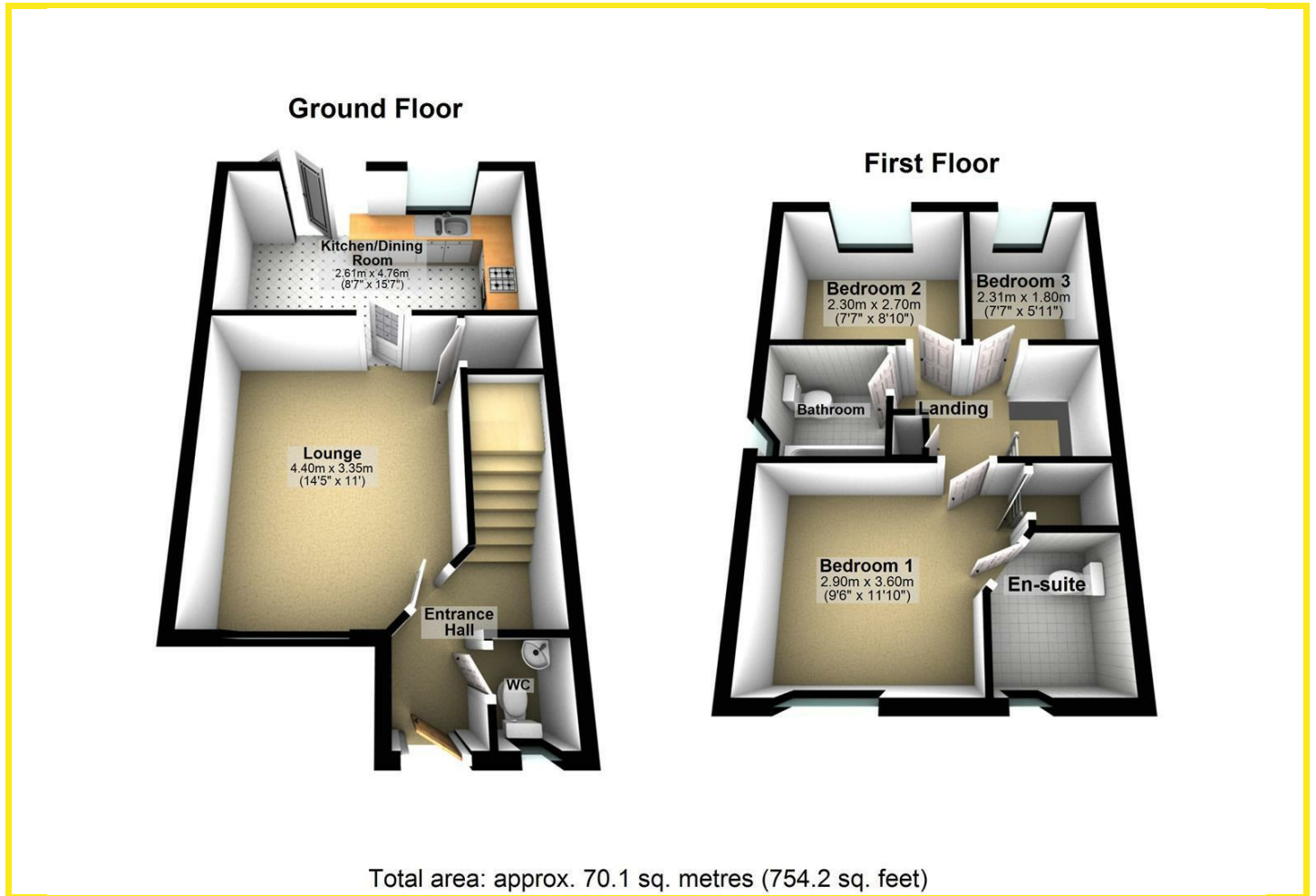
Parking is a breeze with space for two vehicles, ensuring convenience for both you and your guests. Situated within a modern development, this home enjoys easy access to local shops, schools, and public transport, making it an ideal choice for those seeking a vibrant community.

Do not miss the chance to make this lovely house your home. Contact us today to arrange a viewing and imagine yourself living in this wonderful property on Orchid Close.

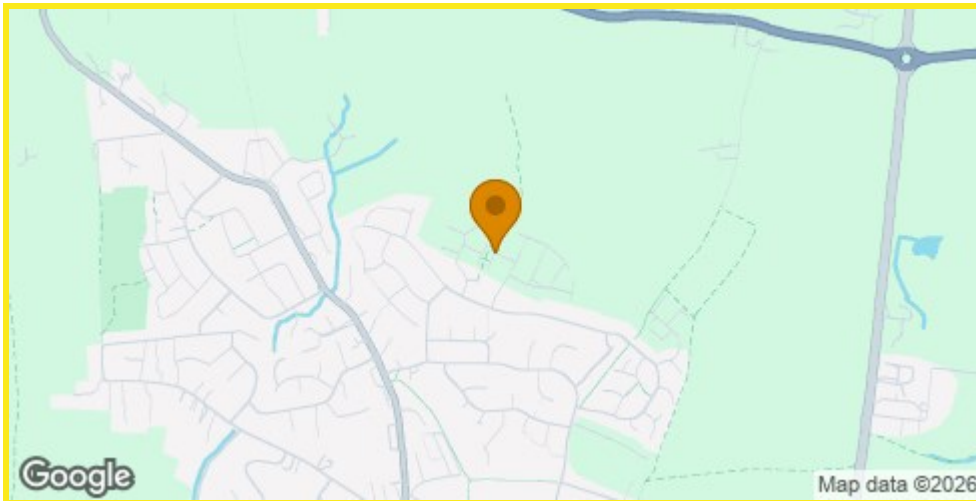




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>87</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn left to mini roundabout taking the second exit right onto Leeds Road. Continue down the hill turning right at the bottom onto Gibson Lane, take first left on Moorgate Drive. At the T junction turn right onto Sandgate Drive taking the first turning left into Bula Close then left again onto Orchard Close where the property can be found on the left hand side

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