

Mike
Dobson



22 Orchid Close
Kippax, Leeds, LS25 7FN

£255,000

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We are pleased to welcome to the market this beautifully presented three-bedroom semi-detached home, offering a fantastic combination of modern living, style and comfort.

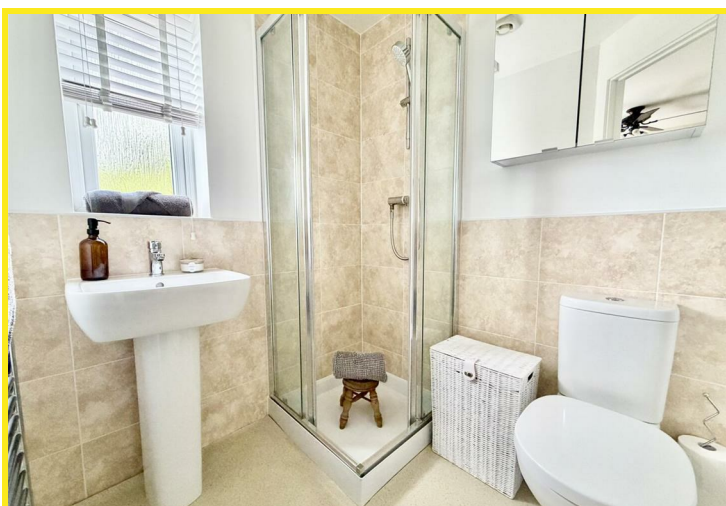
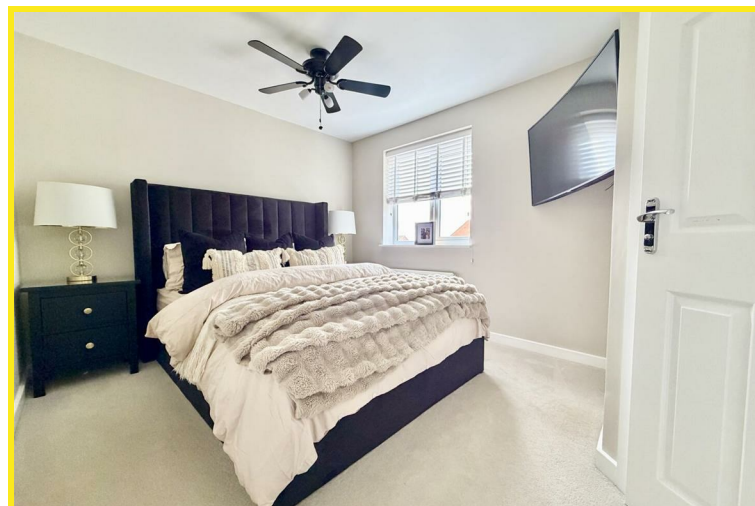
The property is welcomed by an entrance hall, providing access to the main living areas and a convenient ground floor WC. At the heart of the home is a bright and inviting lounge, which flows through to a contemporary kitchen/diner. The well-equipped kitchen features a range of integrated appliances, including a fridge freezer, washing machine, four-ring gas hob and electric oven, making it a practical and sociable space for both everyday living and entertaining.

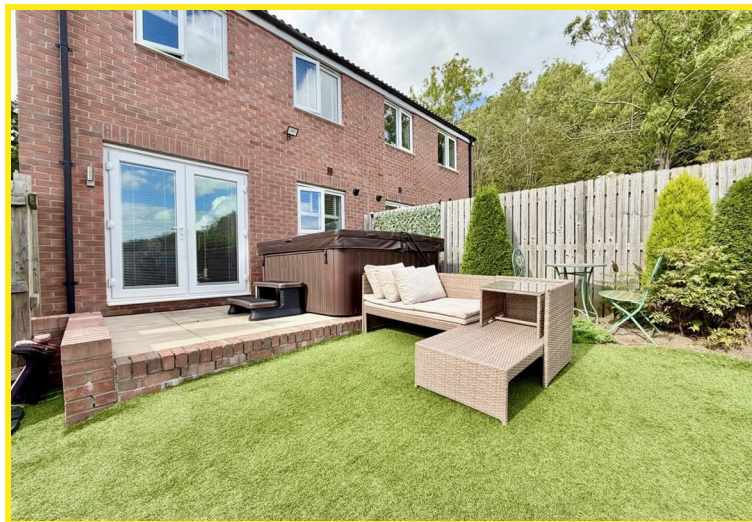
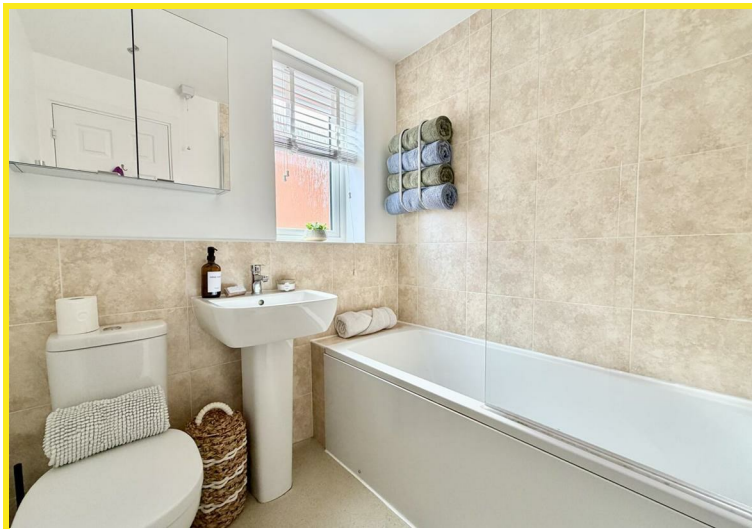
The dining area benefits from French doors opening directly onto the private rear garden, creating a seamless connection between the indoor and outdoor spaces while allowing plenty of natural light into the room.

To the first floor are three bedrooms. The main bedroom benefits from its own en-suite shower room, providing an added touch of convenience and privacy. The third bedroom is currently being used as a dressing room, demonstrating the flexibility of the accommodation and its ability to suit a variety of needs. A modern family bathroom, fitted with a stylish three-piece white suite, completes the first-floor accommodation.

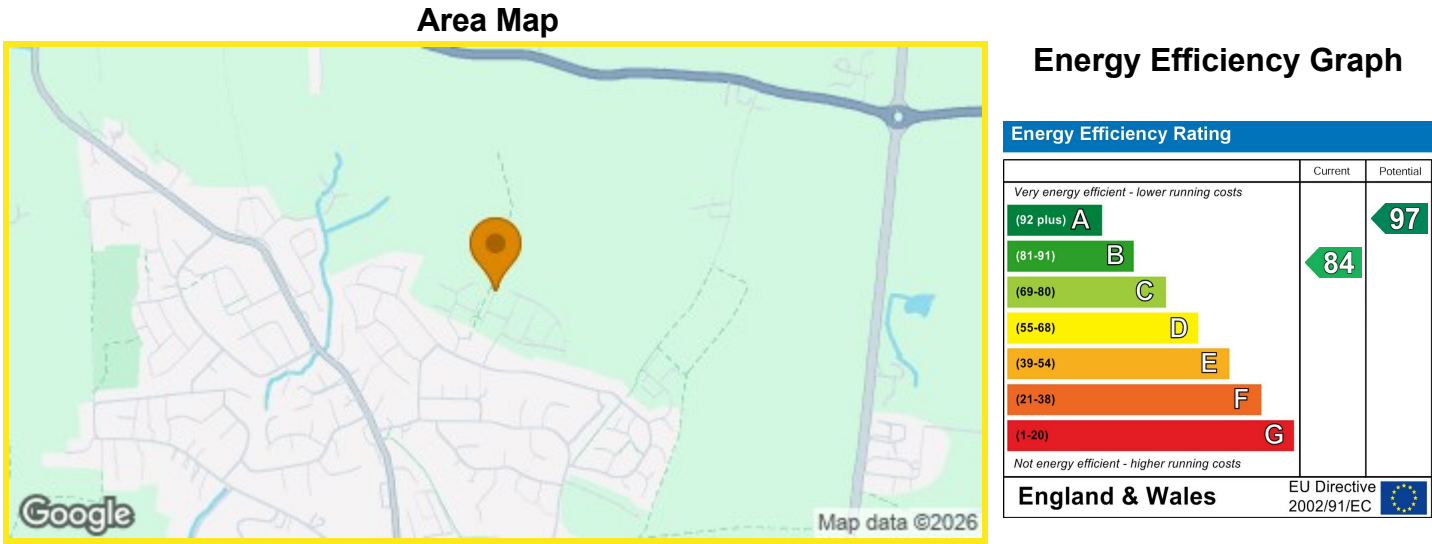
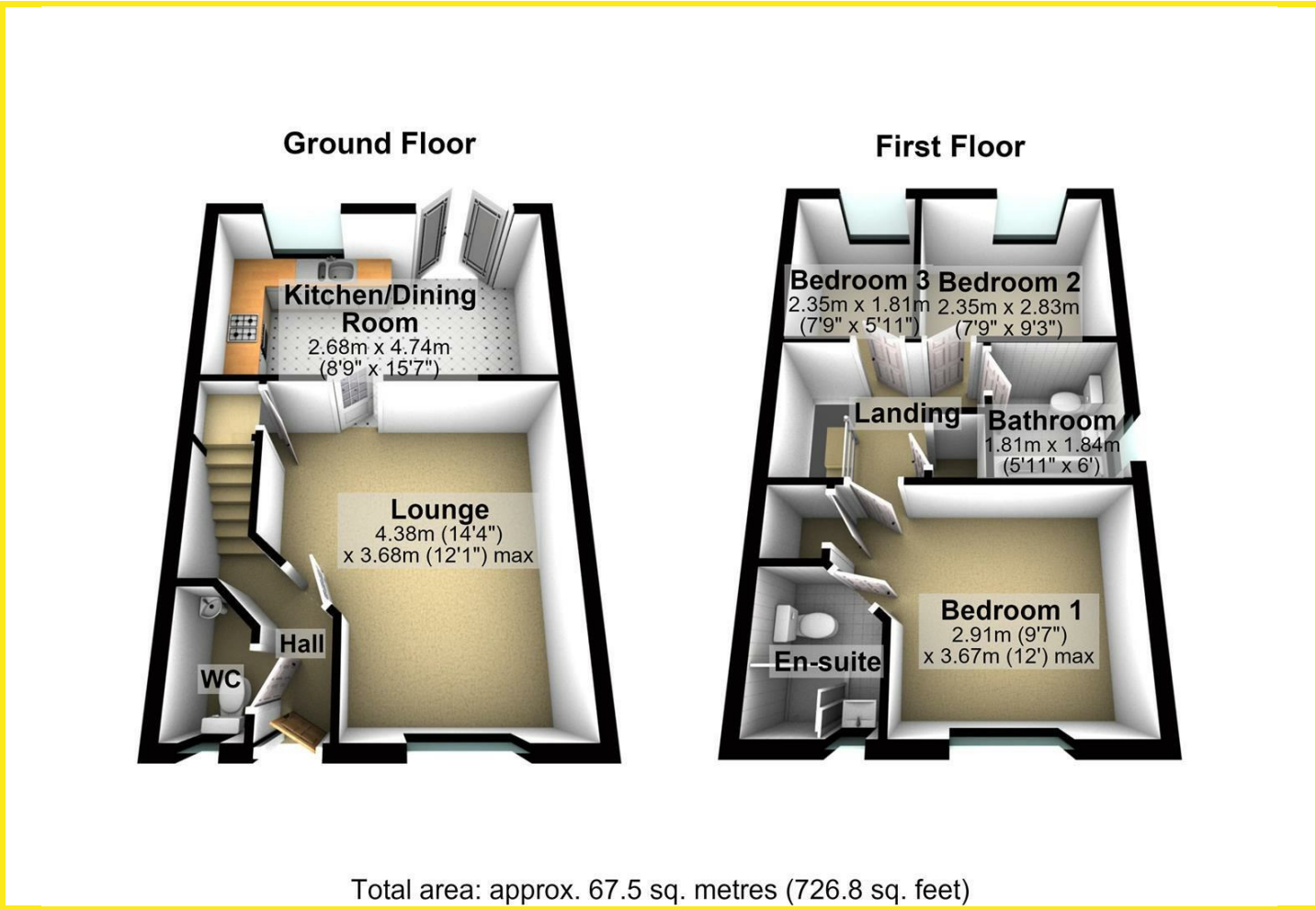
Externally, the property benefits from off-road parking to both the front and side, together with external electrical points. To the rear is a private and enclosed garden, offering an ideal space for relaxing or entertaining. The garden features a patio seating area leading onto an artificial lawn, with a selection of established plants and shrubs creating an attractive and low-maintenance outdoor setting.

Offering modern accommodation, versatile living space and attractive outdoor areas, this superb home would be an excellent choice for families, first-time buyers or professionals looking for a well-presented property within a popular residential development.





Floor Plan



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 Orchid Close, then right at the top of the street where the property can be found on the right hand side.