Mike Dobson







11C High Street

Kippax, Leeds, LS25 7AF

£295,000

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Nestled on the bustling High Street in Kippax, Leeds, this charming period detached house offers a delightful blend of modern living., built in the early 1900's and modernised in recent years. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The main bedroom boasts an en-suite shower room, ensuring privacy and convenience, while a modern fitted house bathroom serves the other two bedrooms.

The ground floor features a generous lounge and dining room with wood burning stove, providing an inviting space for relaxation and entertaining. The large fitted kitchen is equipped with a range of built-in appliances, making it a joy for any home cook. Additionally, a convenient ground floor WC adds to the practicality of the layout, plus a cellar for extra storage.

Outside, the property benefits from a small enclosed paved garden area, ideal for enjoying a morning coffee or evening relaxation. The front driveway offers off-road parking for two vehicles, complemented by a well-maintained paved and lawned garden area, enhancing the property's curb appeal.

This delightful home on Kippax High Street is not only well-appointed but also conveniently located, providing easy access to local amenities and transport links. It presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed home.

Book an early viewing to avoid disappointment.









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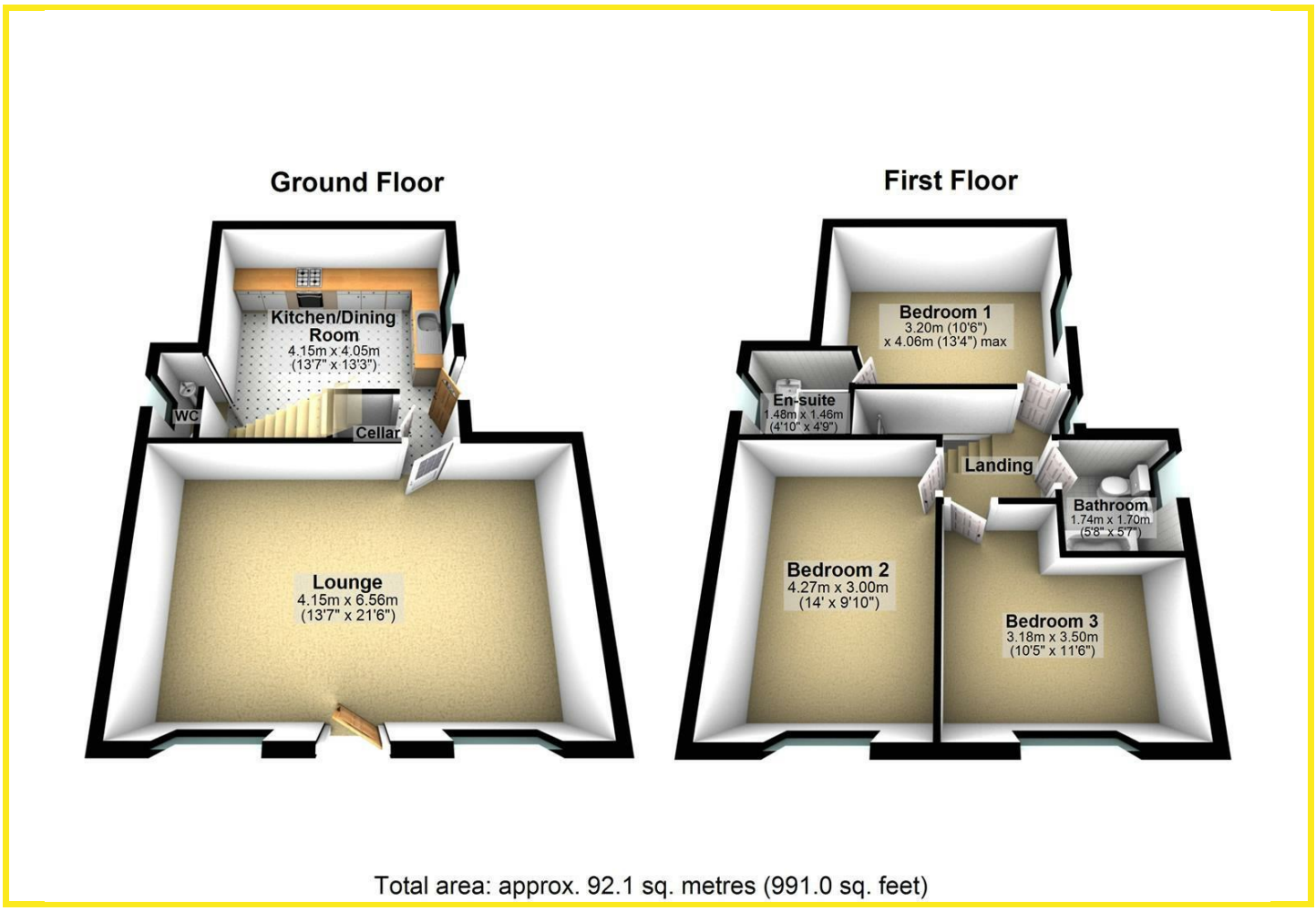








Floor Plan

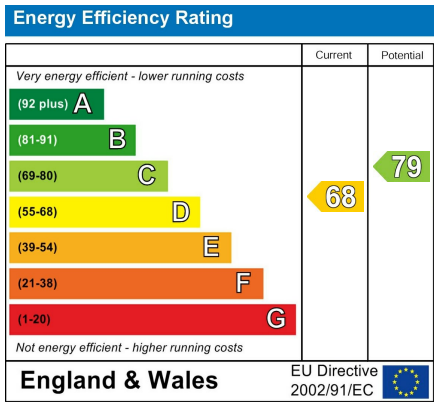


Total area: approx. 92.1 sq. metres (991.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right and the property can be found on the right hand side.

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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