

Mike  
**Dobson**



**14 Town Close View**

Kippax, Leeds, LS25 7SF

**£240,000**

# 14 Town Close View

Nestled in the charming area of Town Close View, Kippax, this well presented semi-detached house offers a delightful blend of comfort and modern living. With three bedrooms, this property is perfect for families or those seeking extra space. The inviting lounge provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests along with the conservatory which opens onto the rear garden.

There is a modern fitted dining kitchen, which boasts a built-in oven, hob, and extractor, making it a joy for any cooking enthusiast. This space is designed for both functionality and style, ensuring that meal preparation is a pleasure. The property also features a three piece white bathroom suite, adding a practicality to your daily routine.

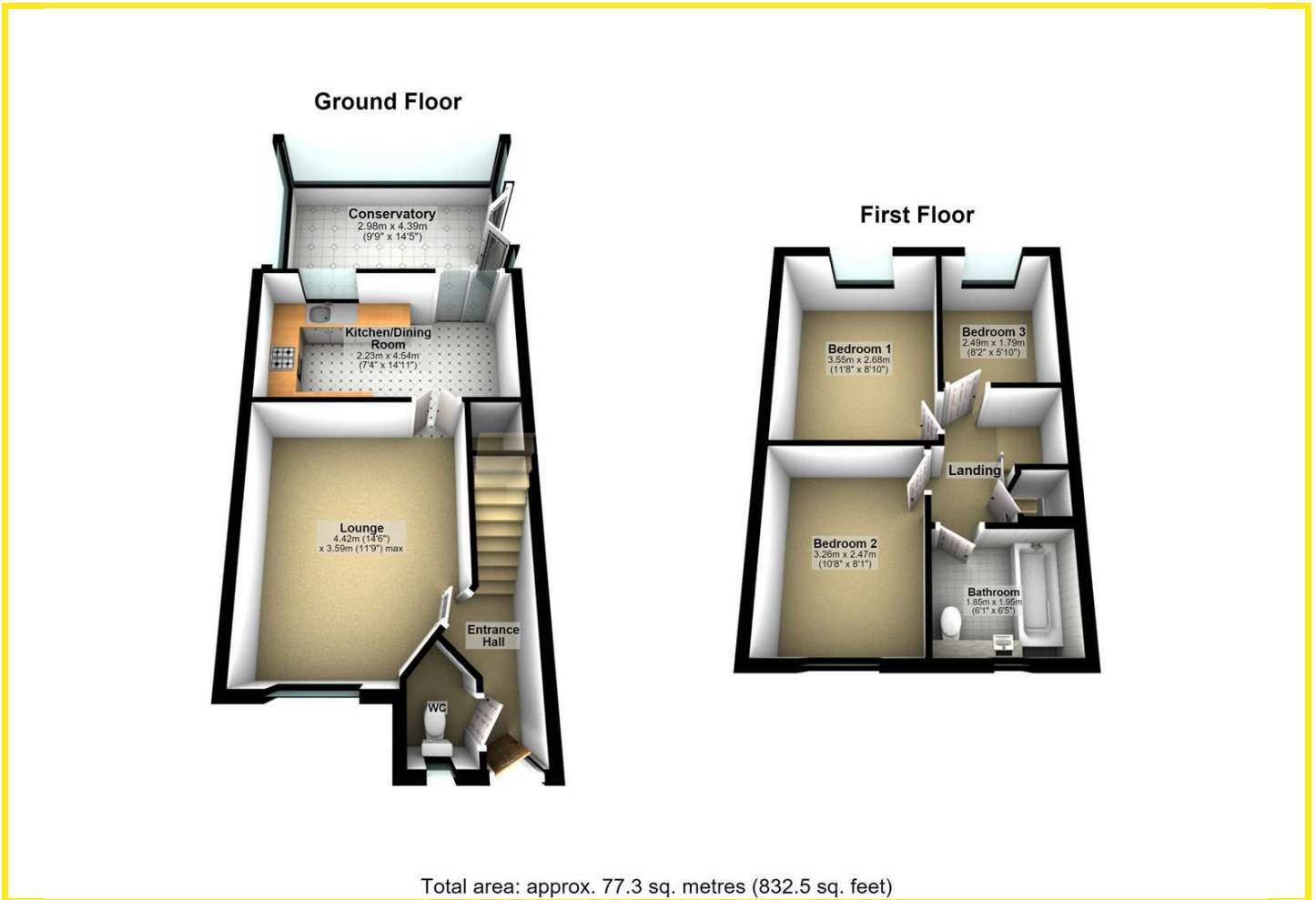
One of the features of this home is the delightful enclosed rear garden with open views to the rear, providing a serene backdrop that enhances the overall appeal of the property. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

With gas central heating throughout, along with PVCu double glazing, this home promises warmth and comfort during the colder months. This semi-detached house is not just a place to live, it is a sanctuary that offers a perfect balance of modern amenities and tranquil surroundings. Whether you are a first-time buyer or looking to settle down in a welcoming community, this property is sure to meet your needs and exceed your expectations.

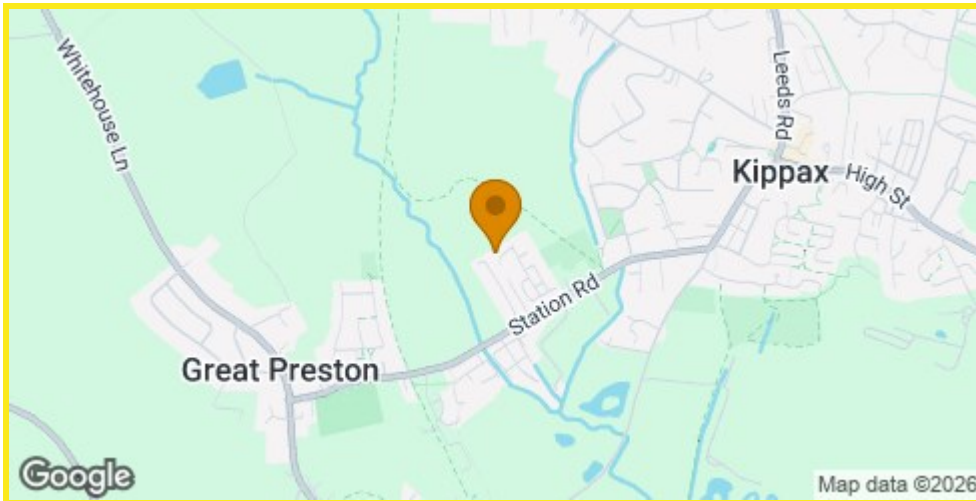




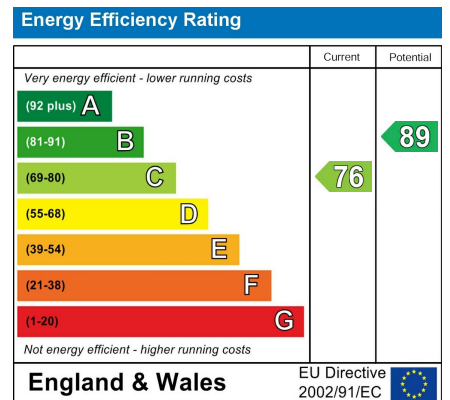
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office, at the mini roundabout take the first exit and follow Butt Hill down the Hill which then becomes Station Road. Go past Kippax Swimming Baths on the right hand side and take the next turning into Helena Street. Follow the road to the end which becomes Town Close View. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB

Tel: 0113 2873500 Email: kippax@mdobson.co.uk <https://www.mdobson.co.uk>