Mike Dobson







9 Green Lane

Kippax, Leeds, LS25 7ED

£240,000

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Nestled in a tranquil cul-de-sac on Green Lane in Kippax, Leeds, this spacious extended three-bedroom semi-detached house offers a perfect blend of comfort. Upon entering, you are greeted by a welcoming entrance hallway that seamlessly flows into a generous lounge, ideal for relaxation and entertaining. The extended dining room provides ample space for family gatherings and special occasions.

The well-appointed fitted kitchen boasts a built-in oven, hob, and extractor, making it a delightful space for culinary enthusiasts. Ascending to the first floor, you will find three well-proportioned bedrooms. The shower room is conveniently located to serve the upper level.

This property benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. The gated driveway offers off-road parking, leading to a detached garage with an attached store, providing additional storage solutions.

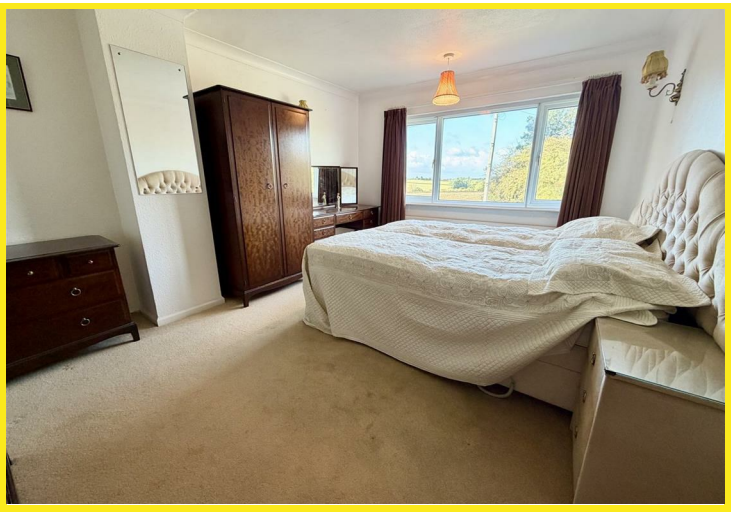
One of the standout features of this home is the fully enclosed, larger than average rear garden. This outdoor space is perfect for families and gardening enthusiasts alike, featuring a lush lawn, raised flower beds, and two charming garden ponds, creating a serene oasis for relaxation and enjoyment.

This delightful semi-detached house is an excellent opportunity for those seeking a family home in a peaceful setting, with close proximity to local schools, Garforth train station and excellent transport links into Leeds. Don't miss the chance to make this lovely property your own.









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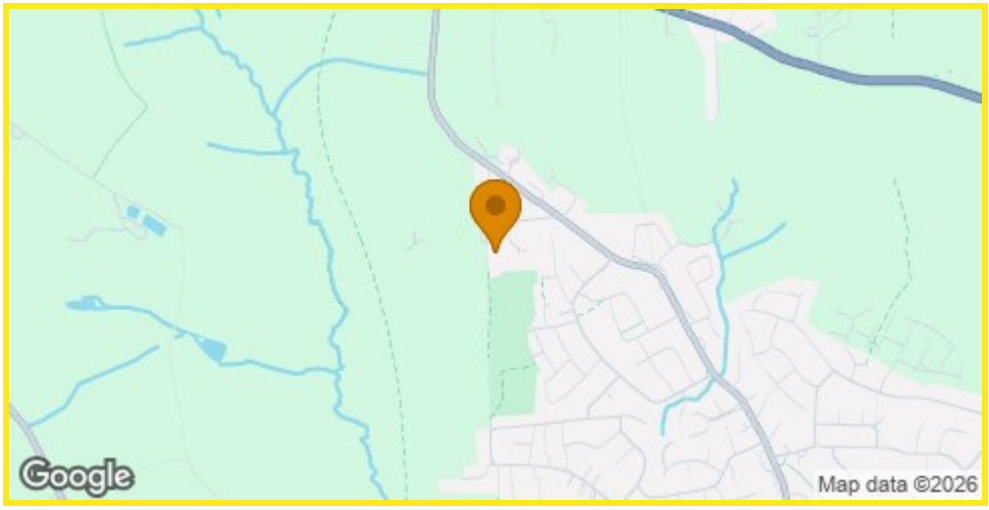
Floor Plan

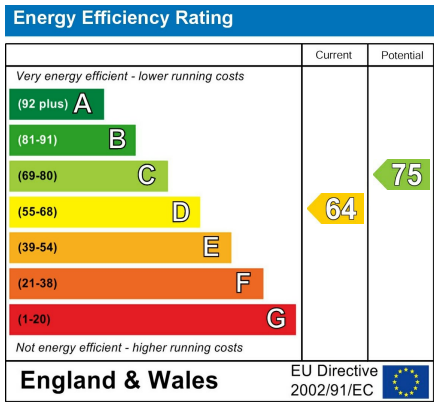


Total area: approx. 89.5 sq. metres (963.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue along this road for approximately 1 mile then turn left onto Brecks Lane, continue to the bottom turning left onto Green Lane where the property can be found on the left hand side as indicated by the agents board.

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