Mike Dobson







18 High Street

Kippax, Leeds, LS25 7AB

£179,995

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Welcome to this delightful extended three-bedroom end-terrace cottage, nestled on High Street, Kippax. This charming home is ideally situated within walking distance of local shops, schools, and public transport, making it a perfect choice for families and commuters alike. Furthermore, it offers convenient access to the A1/M1 motorway, ensuring that you are well-connected to the wider region.

Upon entering, you will find a welcoming lounge that flows seamlessly into a spacious dining room, creating an inviting atmosphere for both relaxation and entertaining. The dining area is open plan to a beautifully re-fitted kitchen, which boasts a range of modern fitted units, along with a built-in oven, hob, and extractor. A door leads from the kitchen to the cellar, providing additional storage space.

The first floor accommodates three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. Completing this lovely home is a modern re-fitted bathroom suite, designed with contemporary fixtures and fittings to enhance your daily routine.

The property benefits from PVCu double glazed windows and gas central heating throughout, ensuring warmth and energy efficiency, while new composite front and rear doors adds to the home's appeal and security. The property has been re-decorated and new flooring, along with new roof.

This end-terrace cottage combines modern living with the charm of a traditional property, making it an excellent opportunity for those seeking a comfortable and convenient lifestyle in Kippax. Don't miss the chance to make this lovely house your new home.









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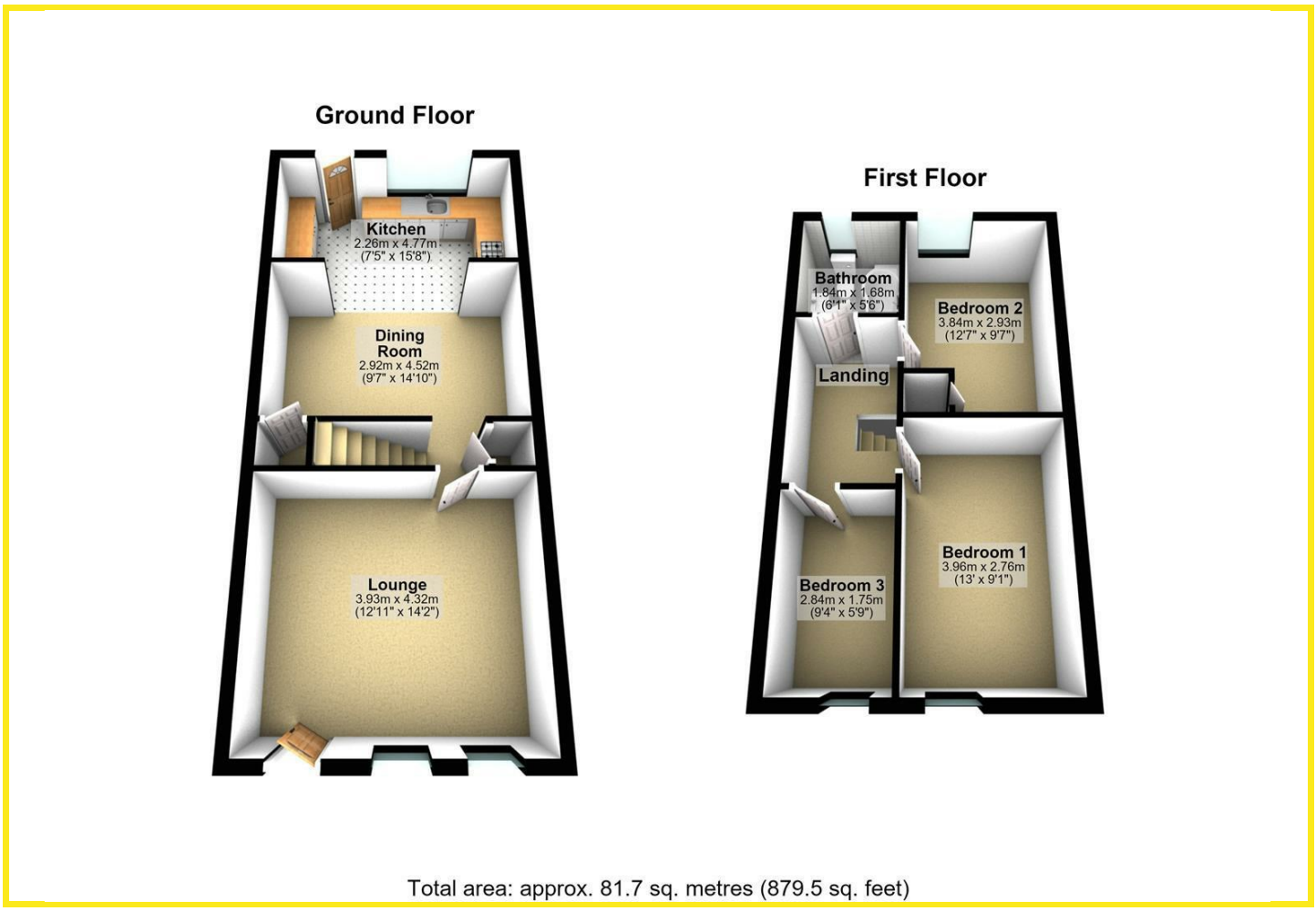








Floor Plan

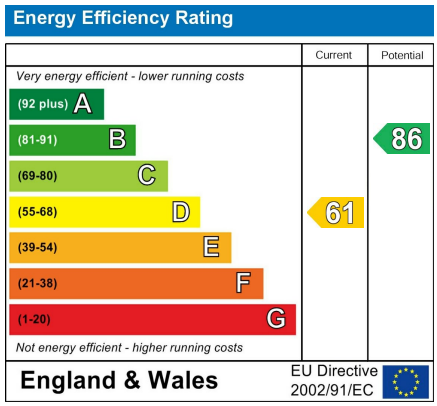


Total area: approx. 81.7 sq. metres (879.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn right up High Street where the property can be found on the right hand side as indicated by the agents board.

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