

Mike  
**Dobson**



**6 Pondfields Close**

Kippax, Leeds, LS25 7HN

**£287,500**

# 6 Pondfields Close

We are delighted to present to the market this beautifully presented three bedroom detached house having been fully renovated by the current owners. Situated in a cul-de-sac location within walking distance to local shops, schools and public transport facilities and good access to the A1/M1 motorway network. The accommodation briefly comprises; front entrance porch, lounge, kitchen and dining room. The first-floor landing leads to three bedrooms and family bathroom/WC. In addition, the property has central heating with Worcester Bosch combination boiler, recently replaced PVCu double glazed windows throughout, feature fireplace to lounge with gas fire, a recently fitted bespoke kitchen designed with a range of units and quartz worktops, with one and half bowl sink and spray tap and a range of integrated appliances including: five ring gas hob complete with extractor, eye level electric double oven, fridge freezer, wine cooler, dishwasher and washing machine, a breakfast bar and open plan to the dining room which was recently converted from a conservatory with new PVCu double glazing and a fully tiled and insulated roof. In addition, a recently fitted fully tiled three-piece white bathroom suite comprising a rectangular bath with thermostatic shower and side screen, marble topped vanity wash basin with drawers below and a concealed cistern low flush WC. Externally there is a block paved driveway providing off road parking for 3 vehicles and a lawned area. New gates provide access to the rear fully enclosed south facing garden which has been re-landscaped with Indian stone patio seating area, decked seating area and a lawned garden with flower borders.

Viewing is an absolute must to fully appreciate this family home.





## Floor Plan

### Ground Floor



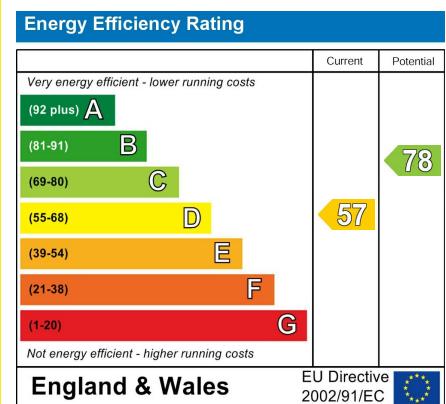
### First Floor



### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn right up high street, taking the fourth left on to Gibson lane, second left on to Pondfields Drive, third left in to Pondfields Close where the property can be found on the right hand side as indicated by the agents board.

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