

Mike
Dobson



33 The Drive

Kippax, Leeds, LS25 7NA

£197,000

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Welcome to this charming two bedroom semi-detached house that offers a blend of modern comfort and traditional charm.

Upon entering, you are greeted by a cosy reception room with media wall, perfect for relaxing or entertaining guests. The property boasts two well-appointed double bedrooms, both having a useful storage cupboard, providing ample space for a small family or guests. The modern fitted dining kitchen which has built in appliances, is perfect for cooking enthusiasts. The modern three piece white bathroom suite ensures a touch of luxury in your daily routine.

Other features of this property is the gas central heating system and boiler, guaranteeing warmth and comfort during the colder months. PVCu double glazing not only enhance the property's energy efficiency but also add a touch of elegance.

Outside, the front of the property has been laid with washed pebbles and can provide off road parking, a side gate leads to the rear south facing garden with paved patio, lawn and raised planters offering a tranquil retreat where you can unwind amidst nature or host outdoor gatherings with friends and family. Whether you have a green thumb or simply enjoy the outdoors, the gardens provide a lovely space to enjoy. There is also the added benefit of a large summer house which is insulated and has power and lighting providing a useful space for a home office, gym or hobby room.

Don't miss the opportunity to make this beautifully presented house your new home. Contact us today to arrange a viewing and experience the charm of The Crest for yourself.

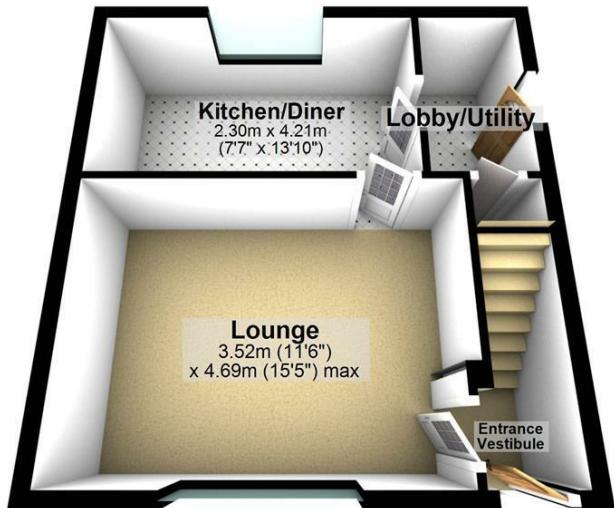


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Floor Plan

Ground Floor



First Floor

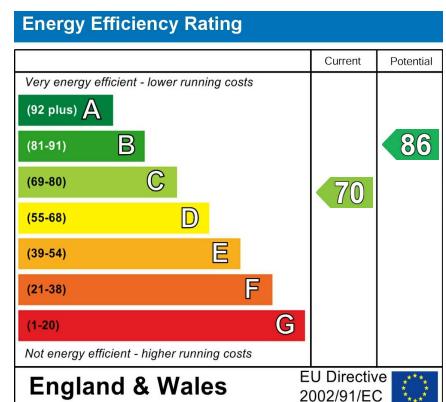


Total area: approx. 66.3 sq. metres (713.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, at the bottom bear right with the road onto Station Road, take the second right onto The Drive, follow the road where the property can be found as indicated by the agents board

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