

Mike
Dobson



20 Greenfield View

Kippax, Leeds, LS25 7PR

£250,000

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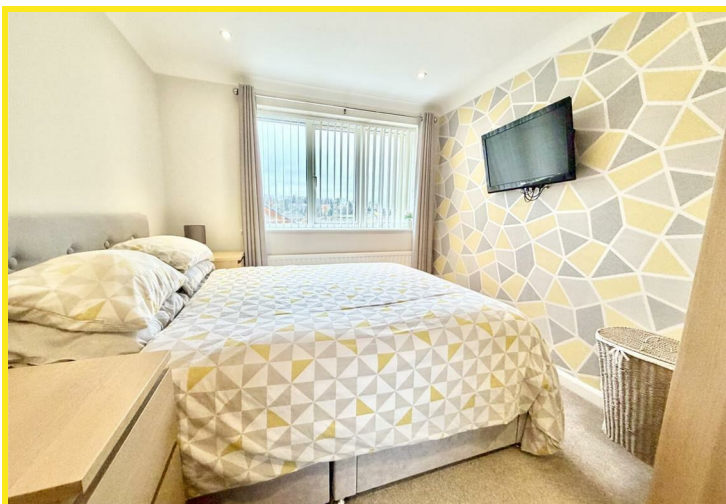
Nestled in the tranquil cul-de-sac of Greenfield View, Kippax, Leeds, this charming semi-detached house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm welcome, ideal for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen, which boasts built-in appliances and a stylish centre island with a breakfast bar, making it a wonderful space for culinary enthusiasts. The kitchen seamlessly flows into the conservatory through patio doors, allowing for an abundance of natural light and a lovely view of the garden.

The property features a contemporary white bathroom suite, complete with a shower over the bath, ensuring convenience for all. Gas central heating and PVCu double glazed windows and doors enhance the home's energy efficiency and comfort throughout the seasons.

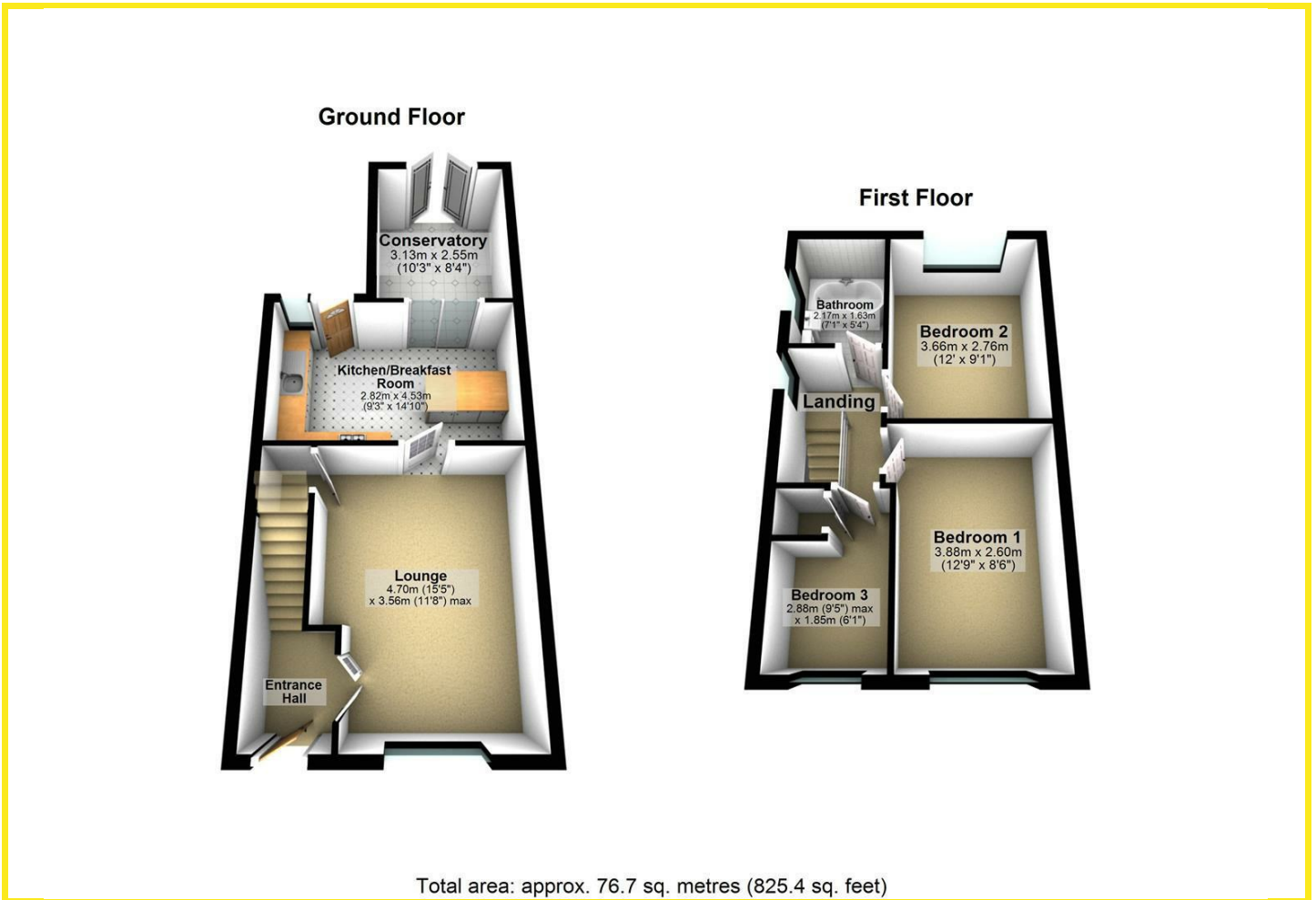
For those with vehicles, the property offers ample parking for up to three vehicles. The fully enclosed private south facing rear garden is a true gem, featuring a paved patio, a lush lawn, and a decked seating area, perfect for outdoor gatherings or simply enjoying the fresh air.

This delightful home in Kippax is not just a property; it is a lifestyle choice, offering a peaceful setting while remaining conveniently close to local amenities. With its modern features and spacious layout, it is an opportunity not to be missed.

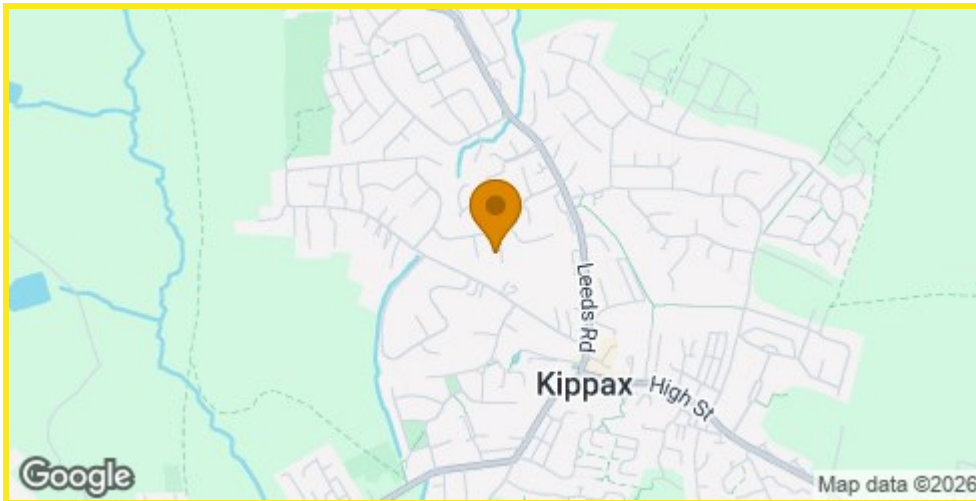




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		70	83

Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down the hill turning left at the bottom onto Ebor Mount, Take the second turning left onto Greenfield View where the property can be found on the right hand side as indicated by the Agents board.

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.

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