

*Mike*  
**Dobson**



**3 Westfield Cottages**  
Kippax, Leeds, LS25 7AG

**£170,000**

## 3 Westfield Cottages

Being ideal for a first time buyer is a well presented two bedroom mid terraced house located just off Kippax High Street.

The accommodation comprises kitchen/diner, inner hallway, lounge, lower ground floor, cellar, first floor landing, bedroom 1, bedroom 2, and bathroom/W.C.

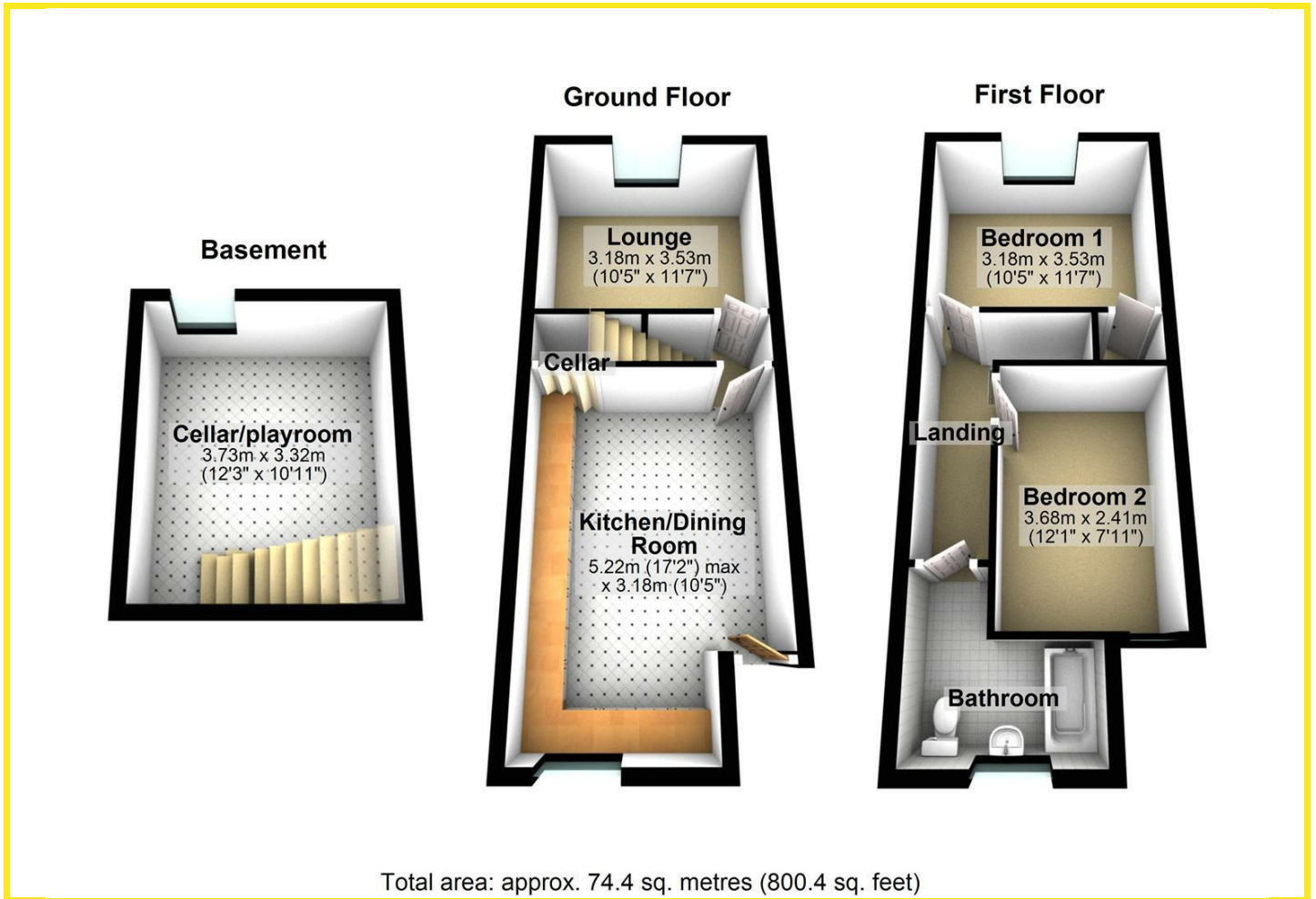
In addition the property has been fully redecorated and new flooring throughout, PVCu double glazed windows and entrance doors, gas fired central heating with Ideal combination boiler which has been serviced annually and located in a storage cupboard in the cellar, electric log burner effect fire to lounge, storage cupboard to bedroom 1, and part tiled three piece white bathroom suite with shower over the bath.

Externally, to the front of the property is an allocated parking space. There is a lawned garden with a block paved area to the front of the property. To the rear of the property is a good sized lawned garden with timber shed.





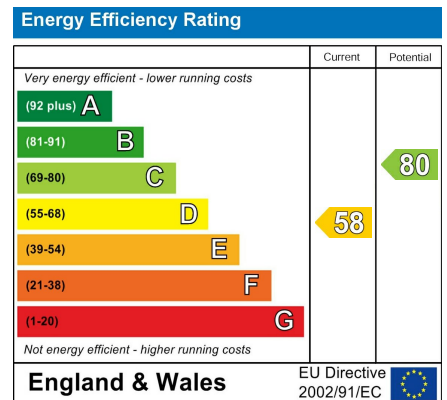
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office, the property can be found diagonally right up the track just past The Prince of Wales Hospice charity shop 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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