

Mike
Dobson



3 Station Cottages

Kippax, Leeds, LS25 7FE

Chain Free £205,000

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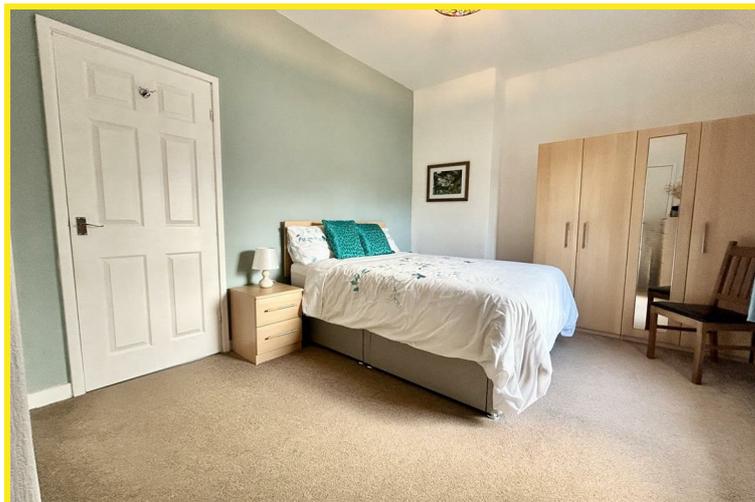
Nestled in the charming area of Station Cottages in Kippax, Leeds, this delightful former railway workers cottage offers a perfect blend of modern living and traditional cottage charm. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable home with ample space.

Upon entering, you will be greeted by a stylish lounge with feature wood burning stove, modern fitted dining kitchen that is both stylish and functional, making it a joy to prepare meals and entertain guests. The four-piece white bathroom suite adds a touch of luxury, ensuring that your daily routines are both comfortable and convenient.

The property benefits from gas central heating, powered by a combination boiler, and features PVCu double glazing throughout, providing warmth and energy efficiency. This ensures a cosy atmosphere during the colder months while keeping your energy bills in check.

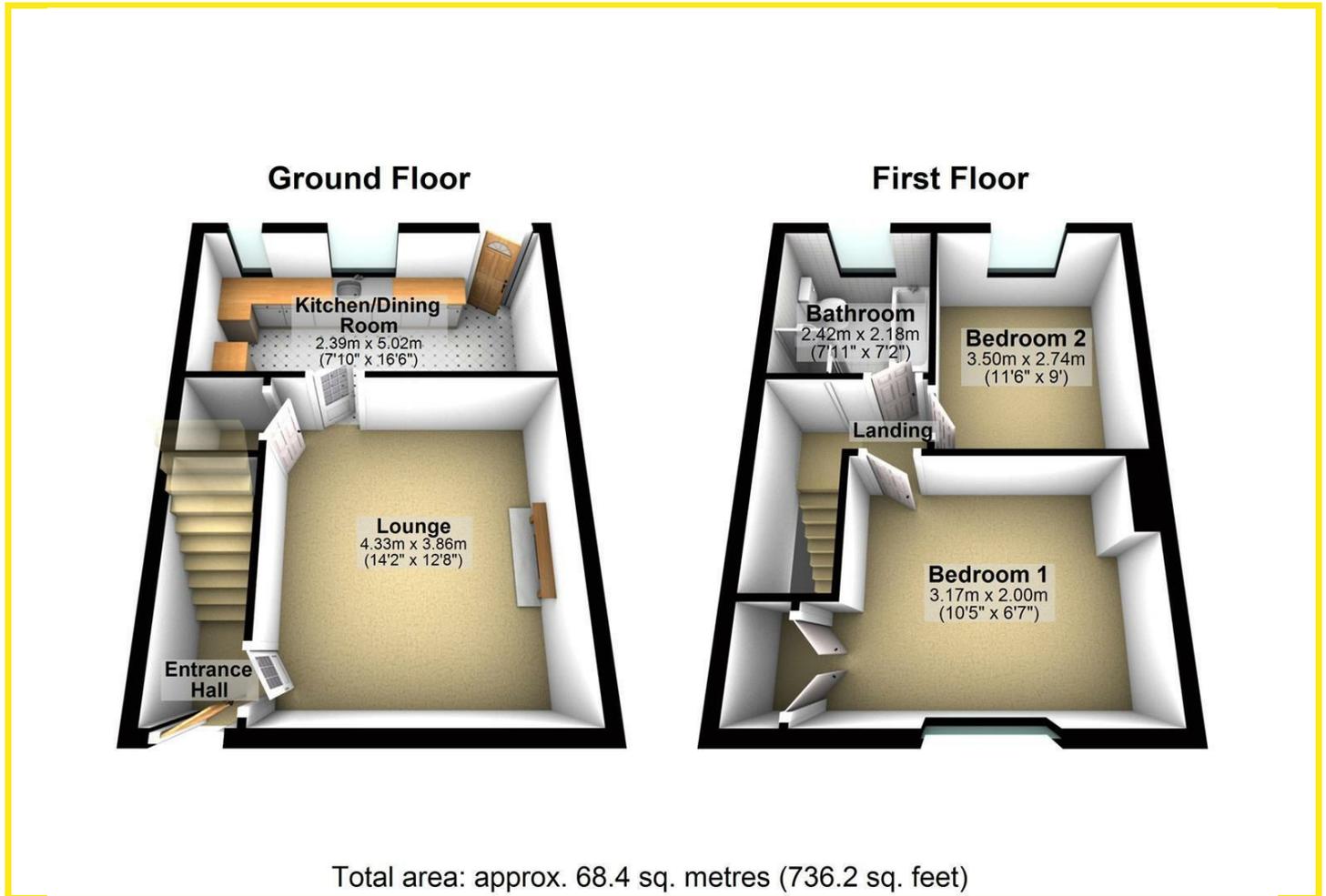
Outside, the established front garden is a lovely feature, complete with a patio area, lawn, garden pond and even a vegetable plot for those with a green thumb. The enclosed paved rear yard offers additional outdoor space, perfect for relaxing. An outbuilding provides extra storage space. The property enjoys an open outlook to the front and is situated just off The Lines walkway, great for walking enthusiasts.

This charming cottage in Kippax is not just a house; it is a home that offers comfort, style, and a welcoming community. With its modern amenities and delightful outdoor spaces, it is a property that truly deserves your attention.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(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	

Directions

From our Kippax office turn left to the mini roundabout taking the first left down Butt Hill bearing right at the bottom of the hill which becomes Station Road, continue along this road which then becomes Berry Lane and take your first turning left where Station Cottages can be found on your left hand side.

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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