

Mike  
**Dobson**



**32 Ashtree Grove**  
Kippax, Leeds, LS25 7QA

**Chain Free £240,000**

# 32 Ashtree Grove

Nestled in the charming Ashtree Grove, Kippax, this delightful three-bedroom extended semi-detached house is an ideal family home, being offered with no onward chain. Conveniently located just off Kippax High Street, residents will find themselves within easy walking distance of a variety of local amenities, including shops, schools, and public transport links. Furthermore, the property boasts excellent access to the A1/M1 motorway, making it perfect for commuters.

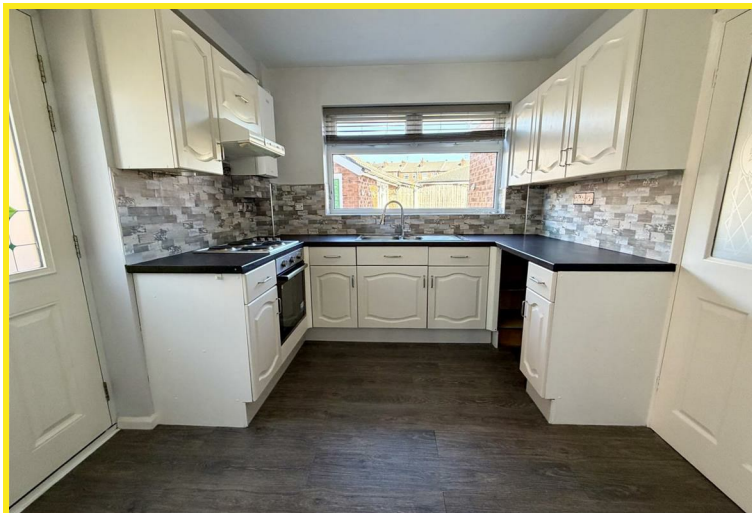
Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation. The extended dining room provides ample space for family gatherings and entertaining guests, while the well-appointed kitchen features fitted units at both high and low levels, along with a built-in electric oven and hob, catering to all your culinary needs.

The first floor comprises three generously sized bedrooms, offering plenty of room for family or guests. The bathroom is fitted with a white suite, including a wash basin and a bath and separate shower cubicle, complemented by a separate WC for added convenience.

The property benefits from PVCu double glazing, ensuring warmth and energy efficiency throughout. Gas central heating, powered by a combination boiler, adds to the comfort of this lovely home.

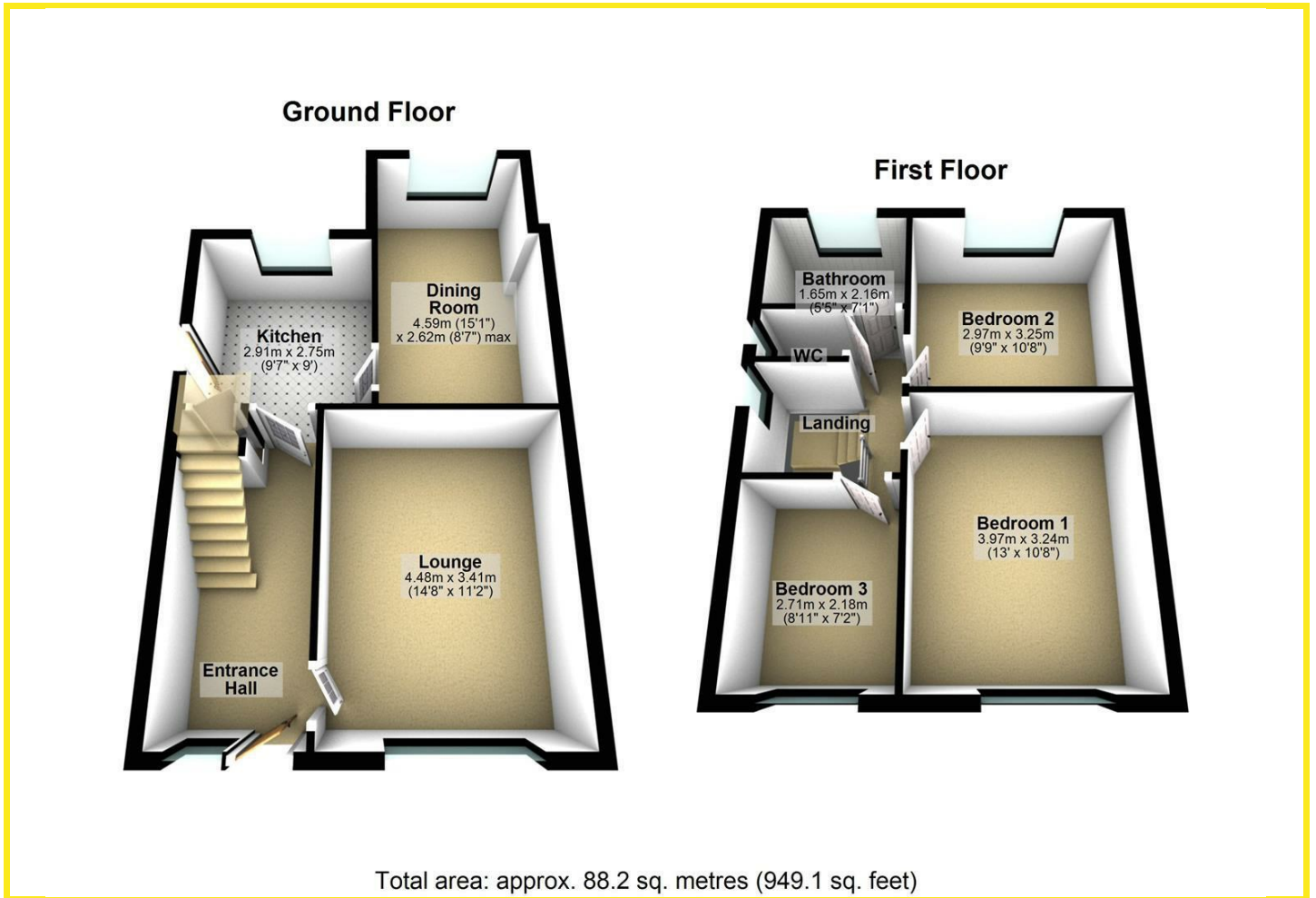
Outside, you will find well-maintained gardens to both the front and rear, providing a pleasant outdoor space for relaxation or play. A gated driveway offers off-road parking, and a detached single garage with power and lighting adds further convenience for storage or additional parking.

This property presents a wonderful opportunity for those seeking a comfortable and well-located family home in Kippax. Don't miss your chance to view this charming residence.





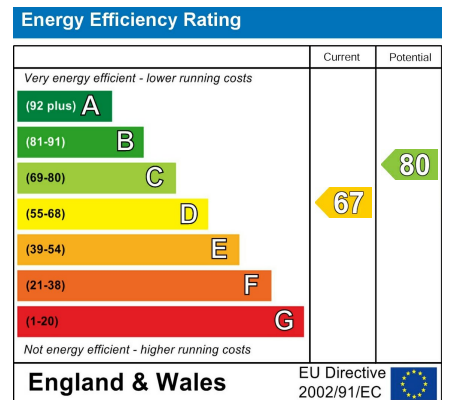
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street, take the third left Left onto Ash Tree Grove where the property can be found on the right hand side

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