

Mike  
**Dobson**



**11C High Street**  
Kippax, Leeds, LS25 7AF

**£295,000**

# 11C High Street

Nestled on the bustling High Street in Kippax, Leeds, this charming period detached house offers a delightful blend of modern living., built in the early 1900's and modernised in recent years. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The main bedroom boasts an en-suite shower room, ensuring privacy and convenience, while a modern fitted house bathroom serves the other two bedrooms.

The ground floor features a generous lounge and dining room with wood burning stove, providing an inviting space for relaxation and entertaining. The large fitted kitchen is equipped with a range of built-in appliances, making it a joy for any home cook. Additionally, a convenient ground floor WC adds to the practicality of the layout.

Outside, the property benefits from a small enclosed paved garden area, ideal for enjoying a morning coffee or evening relaxation. The front driveway offers off-road parking for two vehicles, complemented by a well-maintained paved and lawned garden area, enhancing the property's curb appeal.

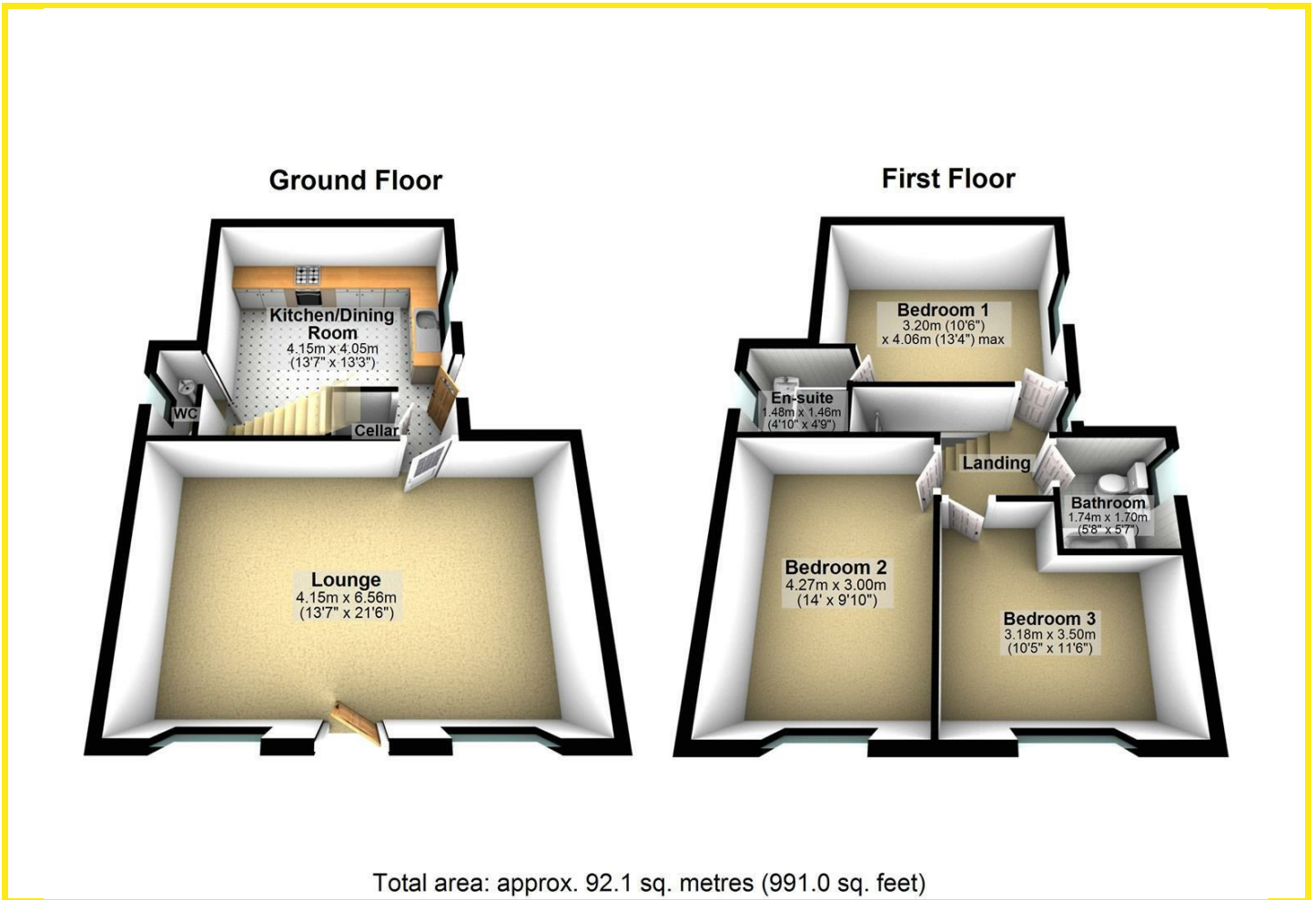
This delightful home on Kippax High Street is not only well-appointed but also conveniently located, providing easy access to local amenities and transport links. It presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed home.

Book an early viewing to avoid disappointment.





# 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		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right and the property can be found on the right hand side.

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