

Mike
Dobson



14 Park Lane

Kippax, Leeds, LS25 7AP

£299,995

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Nestled in a tranquil cul-de-sac on Park Lane, Kippax, Leeds, this beautifully presented three-bedroom semi-detached house is a true gem. Ideal for families, the property is conveniently located near local shops, schools, and transport services, making it a perfect choice for those seeking both comfort and accessibility.

Upon entering, you are welcomed by a charming entrance vestibule that leads into a spacious lounge, perfect for relaxation and entertaining. The modern dining kitchen is a highlight, featuring a built-in oven, hob, extractor, integrated dishwasher, and fridge and freezer, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, the conservatory offers a bright and airy spot to enjoy the garden views throughout the seasons.

The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests, along with a stylish bathroom complete with a white suite and a shower over the bath. The property benefits from PVCu double glazed windows and doors, ensuring warmth and energy efficiency throughout.

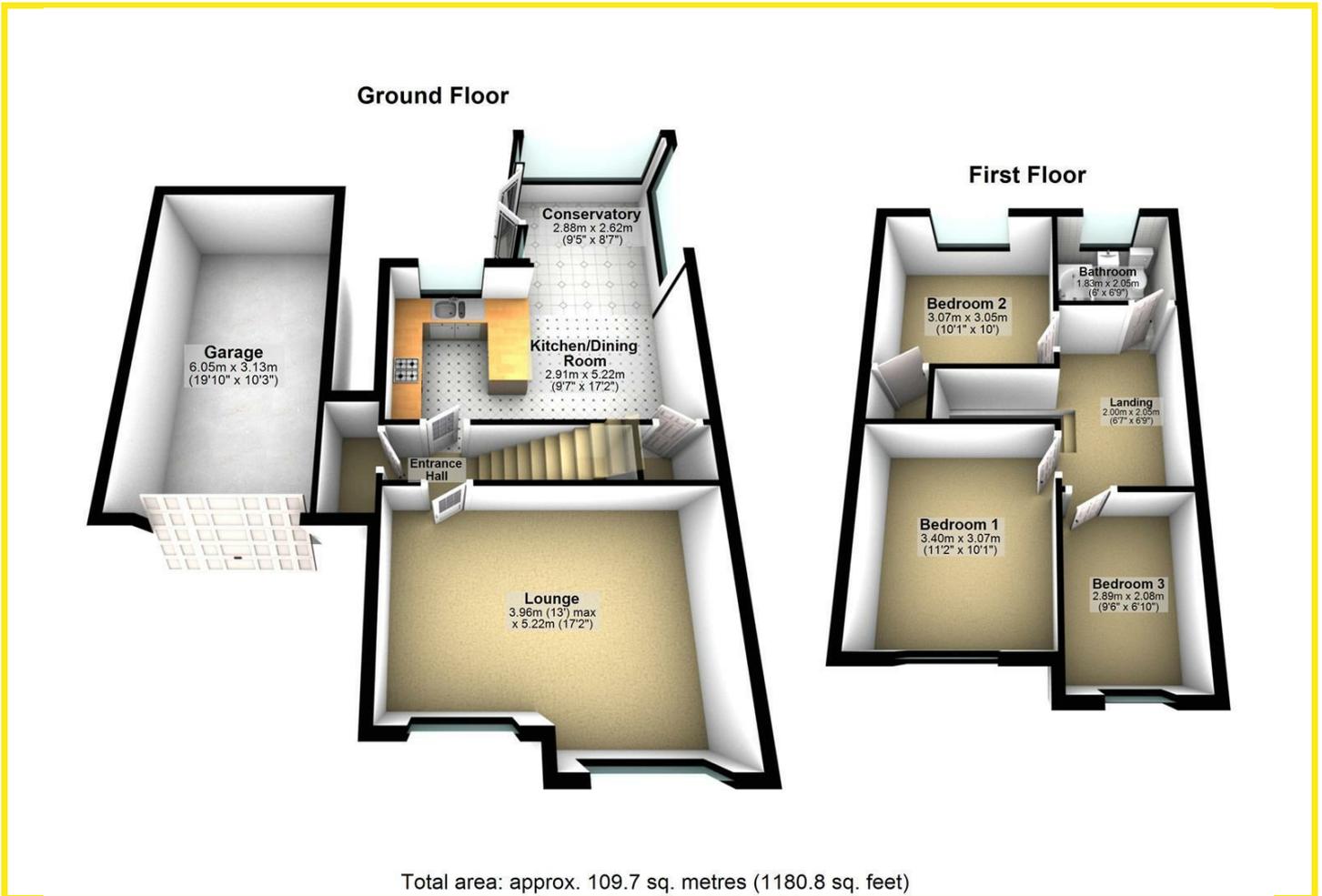
Externally, the driveway accommodates parking for up to two vehicles and leads to an attached brick-built garage, adding to the convenience of this home. The front garden is neatly lawned, while the fully enclosed south-facing rear garden offers a private outdoor retreat, perfect for summer gatherings or quiet evenings.

This property is a must-see and we highly recommend scheduling a viewing at your earliest convenience to fully appreciate all it has to offer.





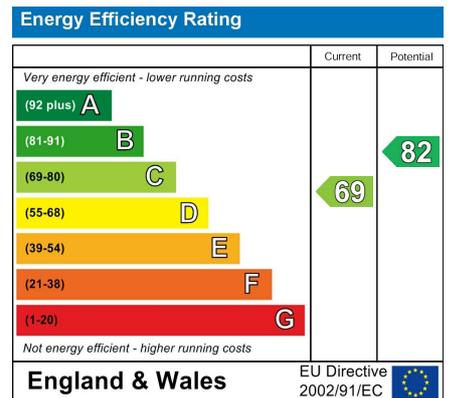
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street taking the 6th turning right onto Park Lane, follow the road round where the property can be found on the right hand side as indicated by the Agents board.

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