Mike Dobson







46 Westfield Lane

Kippax, Leeds, LS25 7LU

£540,000

46 Westfield Lane

Nestled on Westfield Lane in the charming village of Kippax, Leeds, this stunning five-bedroom detached home which was built in 2019 offers a perfect blend of contemporary luxury and spacious living. Spanning an impressive 201 square meters, the property is thoughtfully arranged over three floors, providing ample room for families and entertaining.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient ground floor cloakroom and a separate utility room. The ground floor boasts two inviting reception rooms, including a lounge and a large dining/breakfast kitchen equipped with a range of integrated appliances, Steps lead down to the open plan family room which features bi-fold doors that seamlessly connect to the rear terrace and landscaped garden, creating an ideal space for gatherings and outdoor enjoyment.

The elegant oak and glass staircase adds a touch of sophistication, while the property benefits from modern features such as LED downlighting and fitted wardrobes. The first floor accommodates four well-proportioned bedrooms, the main bedroom having an en-suite shower room, alongside a family bathroom that features underfloor heating for added comfort. The fifth bedroom is located on the second floor, also complete with its own en-suite shower room, ensuring privacy and convenience.

Additional highlights of this remarkable home include double glazing throughout, gas central heating ensuring warmth and energy efficiency throughout the year. A block-paved driveway that provides parking for up to four vehicles. The attached brick-built garage offers further storage options. The front garden is beautifully landscaped with a lawn and brick boundary wall, while the rear garden is fully landscaped, featuring a paved terrace and tiered lawn, perfect for outdoor relaxation during the summer months.

This exceptional property is a must-see and should be viewed at your earliest convenience to fully appreciate its charm and modern amenities









Kippax, Leeds, LS25 7LU





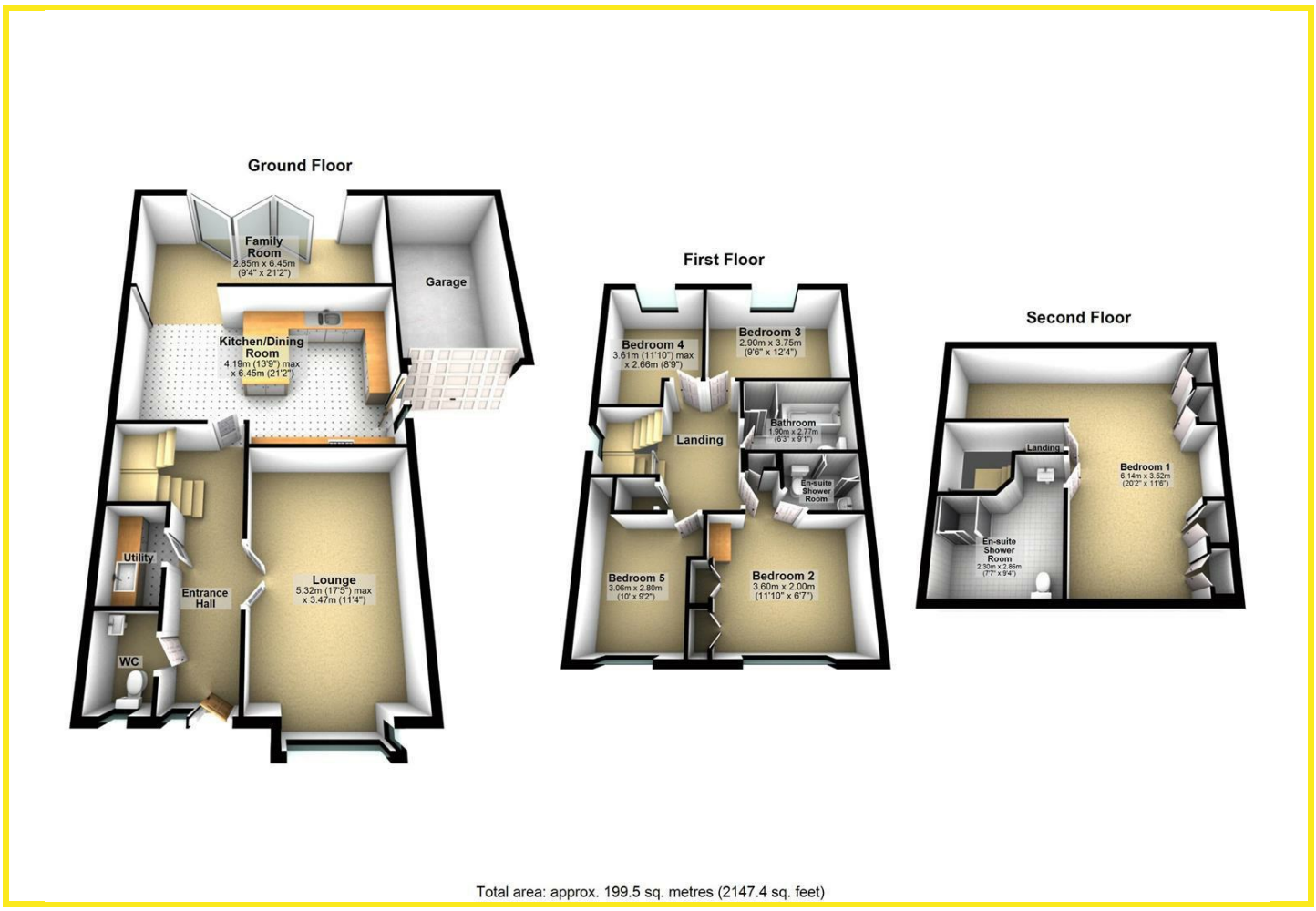






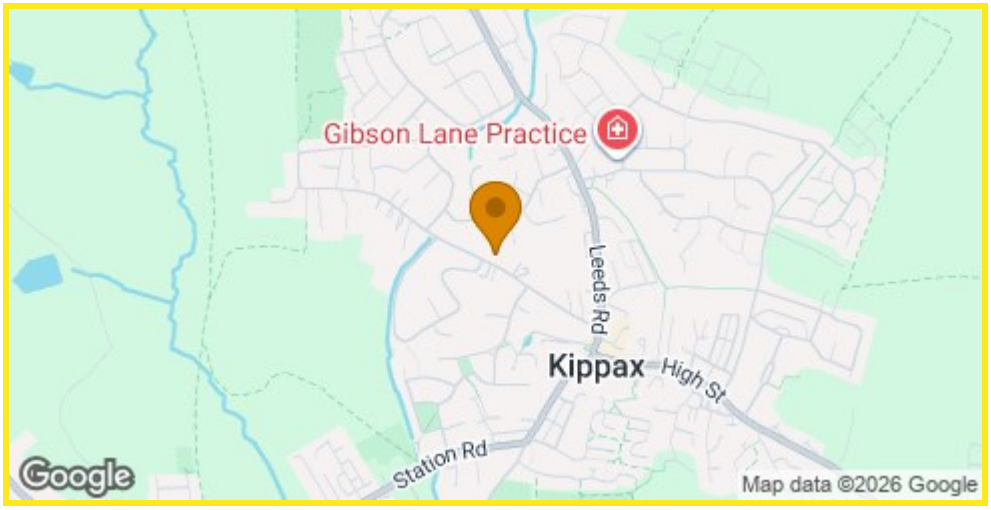


Floor Plan

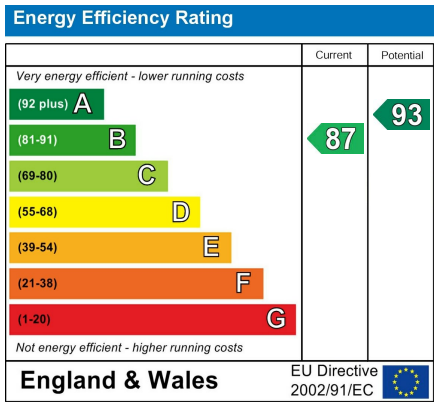


Total area: approx. 199.5 sq. metres (2147.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to mini roundabout taking the second exit right onto Leeds Road. Left onto Westfield Lane, where the property can be found on the right hand side 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB
Tel: 0113 2873500 Email: kippax@mdobson.co.uk https://www.mdobson.co.uk