

*Mike*  
**Dobson**



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

**Chain Free £225,000**



# 30 Ashtree Grove

\*\*\* BEING OFFERED WITH NO ONWARD CHAIN \*\*\*

A three bedroom semi-detached property situated just off Kippax High Street, within walking distance of all local amenities including shops, schools and public transport links and having easy access to the A1/M1 motorway.

The accommodation briefly comprises entrance hall, lounge, dining area, kitchen, first floor landing leading to three bedrooms, bathroom and separate WC.

In addition, the property has PVCu double glazed windows and entrance doors, gas central heating with combination boiler, fitted kitchen with units to high and low levels and built in electric oven and hob. bathroom suite comprising of vanity wash basin and P shaped bath with shower over and side screen, separate WC.

Outside, gardens to the front and rear of the property. A driveway provides off road parking and a detached single garage.

The property does require some internal updating which has been reflected within the price.

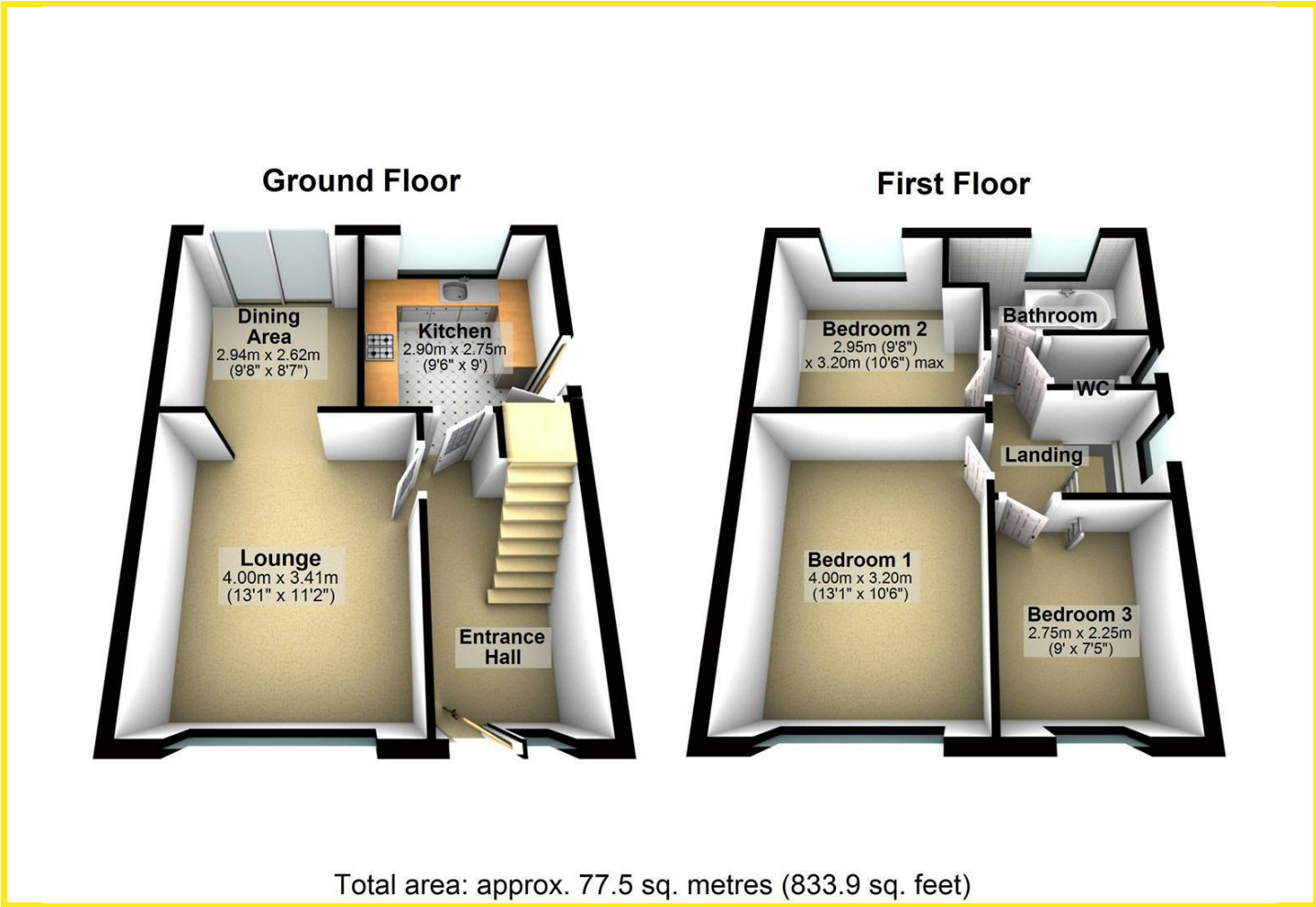
An early viewing is highly recommended.







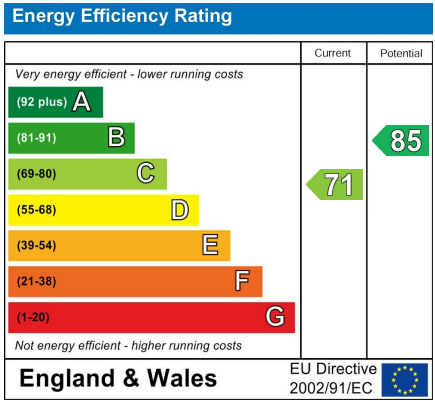
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street taking the third turning left onto Ashtree Grove 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.