

Mike  
**Dobson**



45 New Street  
, Leeds, LS25 7BD

**Chain Free £155,000**

# 45 New Street

Nestled in the heart of Leeds on New Street, this charming extended two-bedroom mid-terrace house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The extended open-plan kitchen and dining area is a standout feature, boasting a brand new fitted kitchen equipped with a built-in oven and hob making it a joy for any home cook.

The property benefits from a useful cellar, providing additional storage space, which is always a valuable asset in a home. Ascending to the first floor, you will find two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The white bathroom suite is both stylish and functional, catering to all your daily needs.

Further enhancing the appeal of this property is the gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. The enclosed rear yard, complete with raised flower beds, offers a lovely outdoor space.

This mid-terrace house is not only a wonderful home but also a fantastic opportunity for those looking to settle in the village Kippax. With its modern amenities and charming features, it is sure to attract interest from a variety of potential buyers or renters. Don't miss the chance to make this delightful property your own.

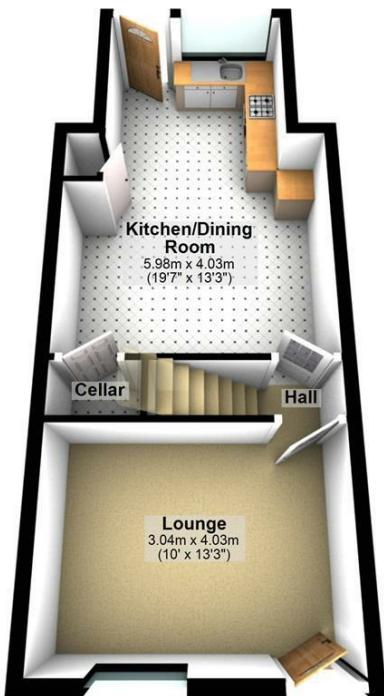


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## Floor Plan

### Ground Floor



### First Floor

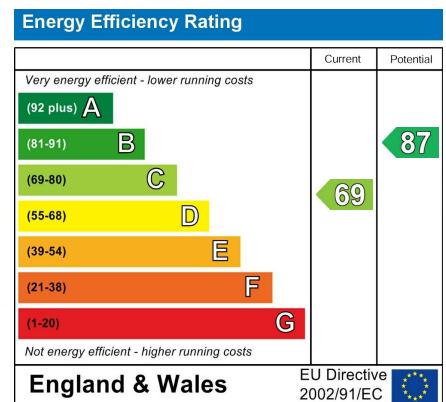


Total area: approx. 68.0 sq. metres (731.7 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn right up High Street taking the third turning left onto Gibson Lane, then first left onto Back Lane, turn right onto New Street, where the property can be found on the left hand side as indicated by the Agent's board.

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