

Mike

**Dobson**



**54 The Drive**

Kippax, Leeds, LS25 7NQ

**£200,000**

# 54 The Drive

Situated on The Drive, Kippax, Leeds, this two-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a cosy lounge, fitted dining kitchen, thoughtfully designed with a built-in oven, hob, and extractor, making it an ideal space for culinary enthusiasts and family gatherings alike.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The three-piece white bathroom suite is both stylish and functional, catering to all your daily needs. Recent upgrades, including re-fitted windows and doors, enhance the home's energy efficiency and aesthetic appeal.

Gas central heating, powered by a combination boiler, ensures a warm and inviting atmosphere throughout the colder months, complimented by new windows and doors which were installed in 2022. The property also benefits from a new ventilation system which was installed in 2021, plus networking points throughout the house via ethernet cable.

Outside, the property features a driveway that offers convenient off-road parking, a valuable asset in today's busy world. The good-sized rear garden is complete with a patio area for outdoor dining and generous lawn, perfect for children to play or for hosting summer barbecues. The open outlook onto nearby allotments adds a touch of tranquillity and greenery to your living space.

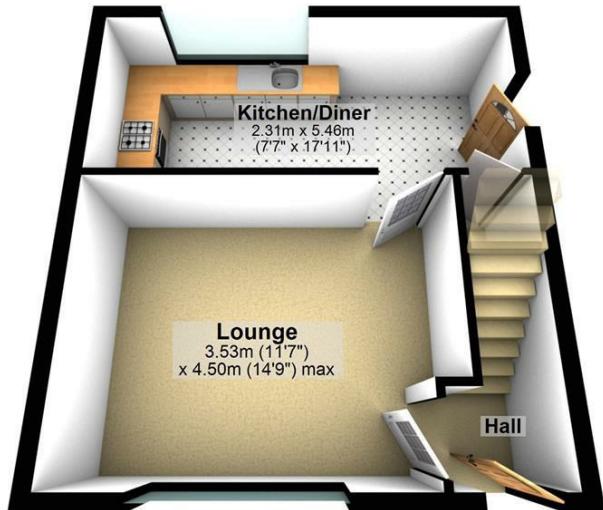
This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this lovely house your new home.



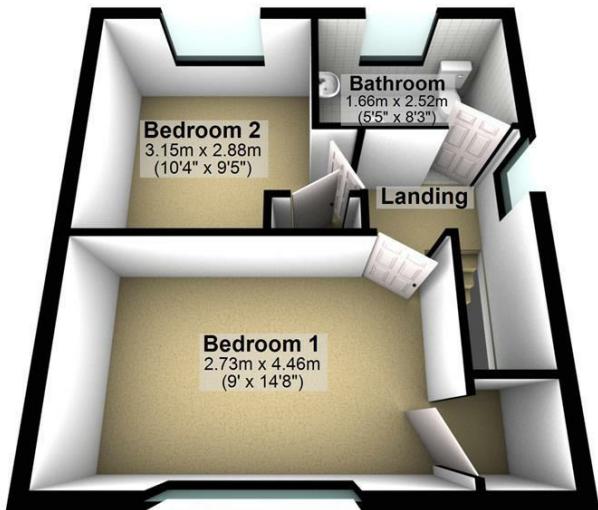


## Floor Plan

### Ground Floor



### First Floor

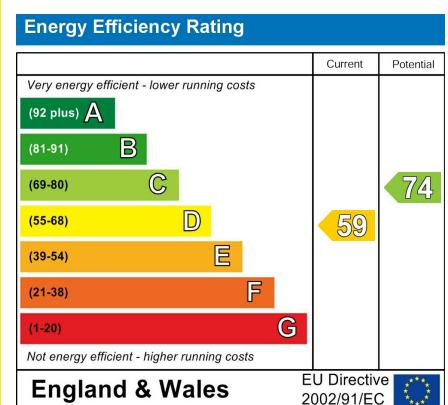


Total area: approx. 64.4 sq. metres (693.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, at the bottom bear right with the road onto Station Road, take the second right onto The Drive, follow the road where the property can be found 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 firm's 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](mailto:kippax@mdobson.co.uk) <https://www.mdobson.co.uk>