

*Mike*  
**Dobson**



**24 Earlswood Crescent**

Kippax, Leeds, LS25 7JQ

**£230,000**



# 24 Earlswood Crescent

Nestled in the charming area of Kippax, Leeds, this delightful semi-detached house on Earlswood Crescent offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge/dining room complete with multi-fuel stove provides ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The heart of the home is undoubtedly the re-fitted kitchen, which boasts built-in appliances, ensuring that cooking and meal preparation is both convenient and enjoyable. The modern white bathroom suite, complete with an electric shower over the bath, adds a touch of contemporary elegance to the property.

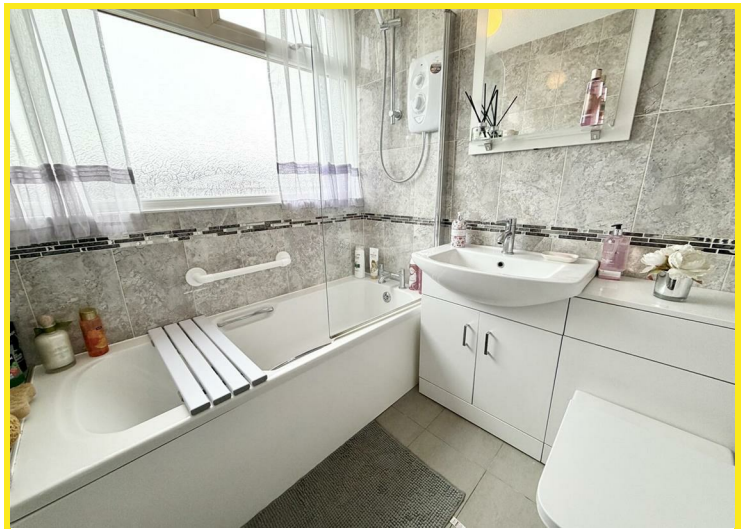
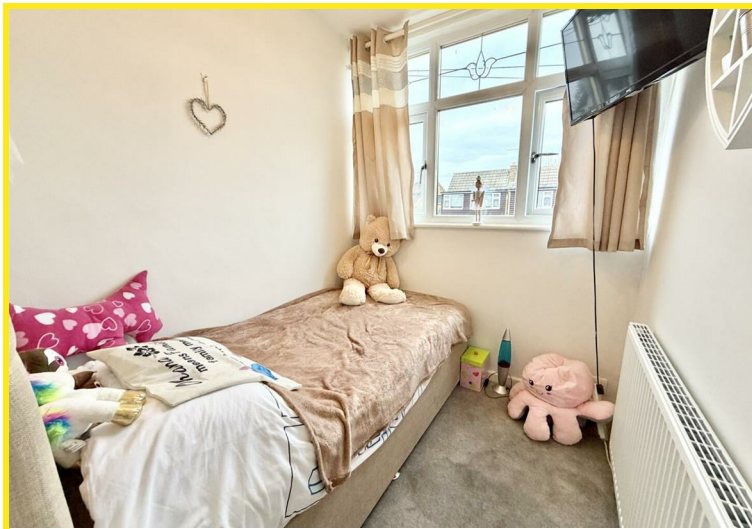
A brand new central heating system with a combination boiler and PVCu double glazing throughout ensures warmth and energy efficiency, making this home both comfortable and economical. The PVCu double glazed conservatory extends the living space, offering a bright and airy area to enjoy the garden views.

Outside, the property features established front and rear gardens, providing a lovely outdoor space for relaxation or play. The driveway accommodates parking for up to three vehicles, complemented by a detached garage, offering additional storage or workshop space.

This home is not just a property; it is a sanctuary that combines modern amenities with a welcoming atmosphere. With its excellent location and thoughtful features, it presents a wonderful opportunity for anyone looking to settle in a vibrant community.

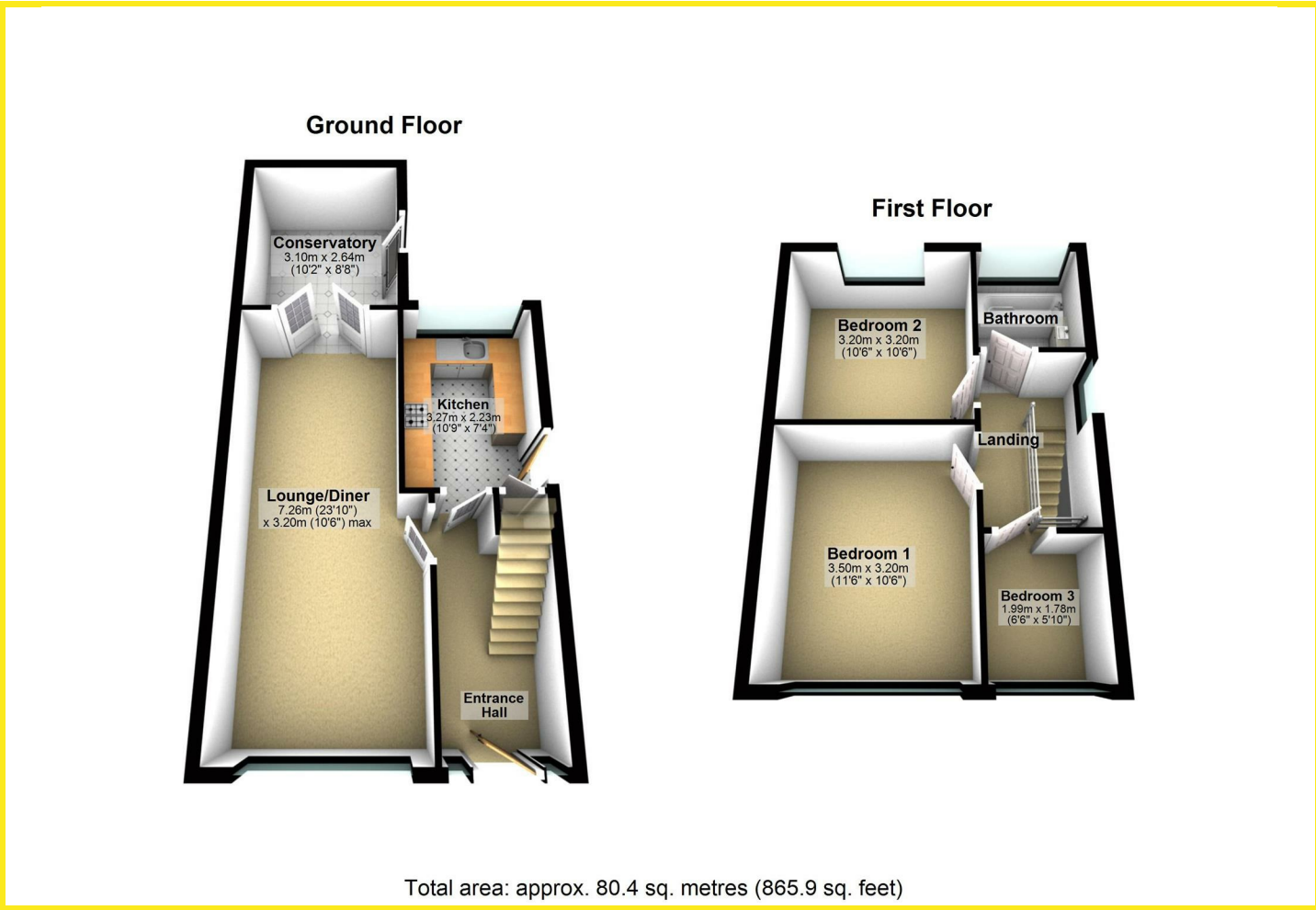




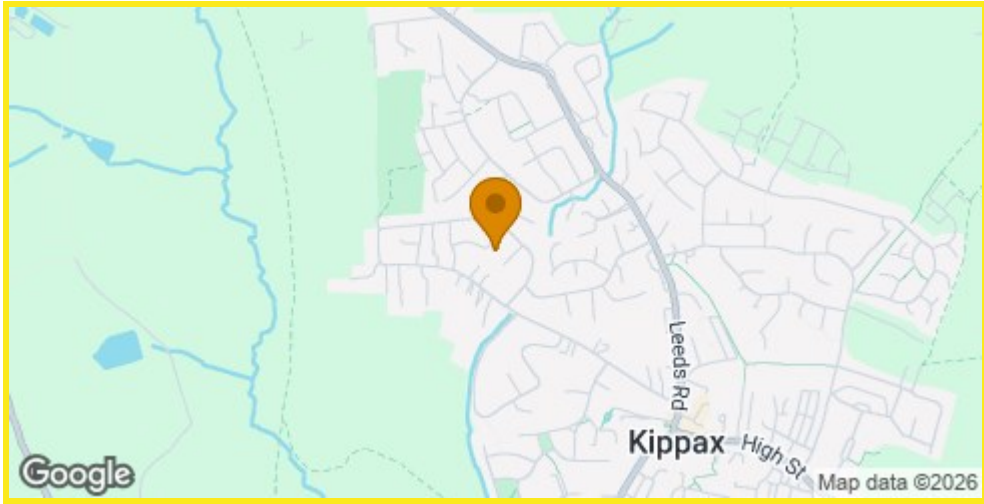




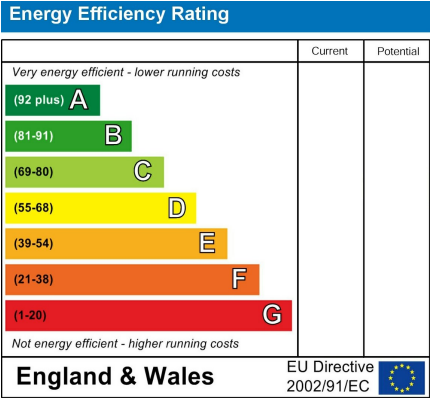
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the second exit right onto Leeds Road. Take the second turning left onto Westfield Lane and continue down the hill turning right at the bottom onto Kempton Road. Follow the road round turning left in to Earlswood Crescent where the property can be found on the left hand side as indicated by the Agents' board.

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