Mike Dobson







9 Moorgate Rise

Kippax, Leeds, LS25 7RG

£230,000

9 Moorgate Rise

Nestled in the charming cul-de-sac of Moorgate Rise in Kippax, Leeds, this deceptively spacious three-bedroom mid-townhouse is an ideal opportunity. The property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads into a versatile family room, perfect for casual gatherings. The lounge/diner is a delightful space, with French doors leading to a conservatory that invites natural light and offers views of the garden. The fitted kitchen is equipped with a four-ring gas hob, extractor hood, built-in oven, and an integrated fridge, making it a joy for any home cook.

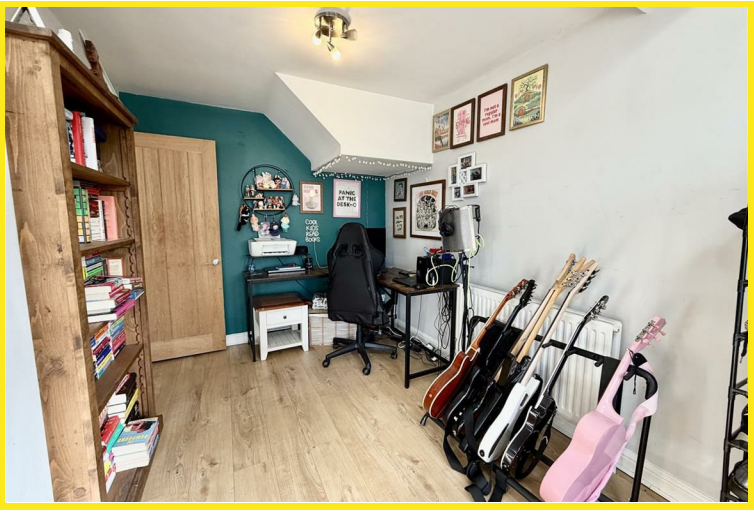
The first floor comprises three generously sized double bedrooms, each fitted with wardrobes, ensuring plenty of storage. The bathroom features a three-piece suite with a shower over the bath, catering to all your needs.

Externally, the property benefits from a block-paved driveway that accommodates parking for two vehicles, a valuable asset in this area. The rear garden is fully enclosed and designed for low maintenance, featuring artificial grass and paved areas, making it an ideal space for outdoor relaxation or entertaining.

With easy access to local shops, schools, and public transport, this townhouse offers both convenience and comfort. We highly recommend an early viewing to fully appreciate the potential of this delightful home and to avoid disappointment.









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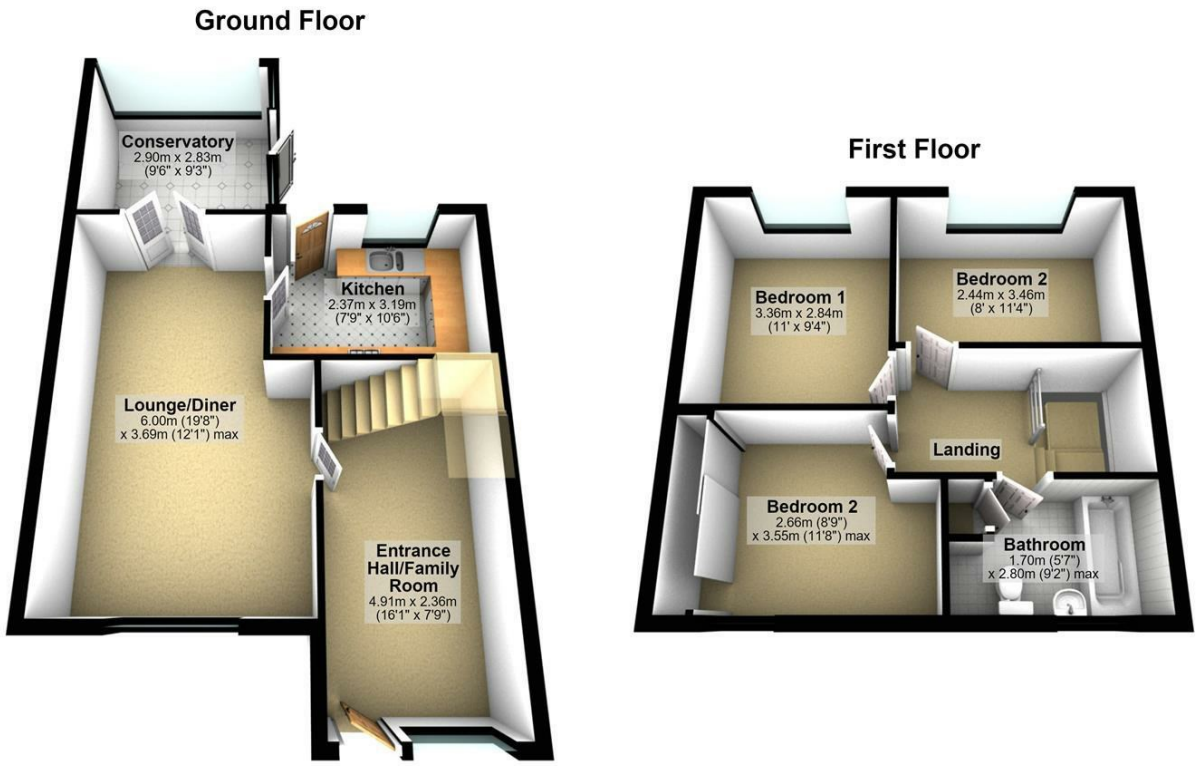








Floor Plan

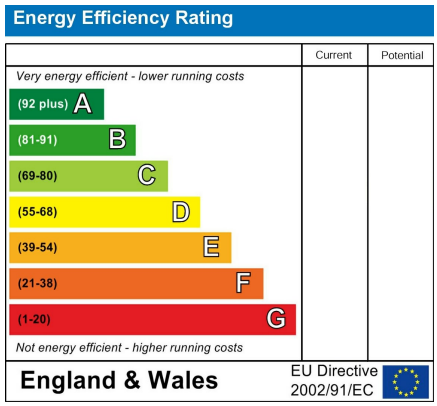


Total area: approx. 87.9 sq. metres (946.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to mini roundabout taking the second exit right onto Leeds Road. Continue down the hill taking the fifth turning right into Moorgate Rise where the property can be found to be the middle property at the end of the street as indicated by the Agents board.

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