

Mike
Dobson



4 Well Lane

Kippax, Leeds, LS25 7JR

£295,000

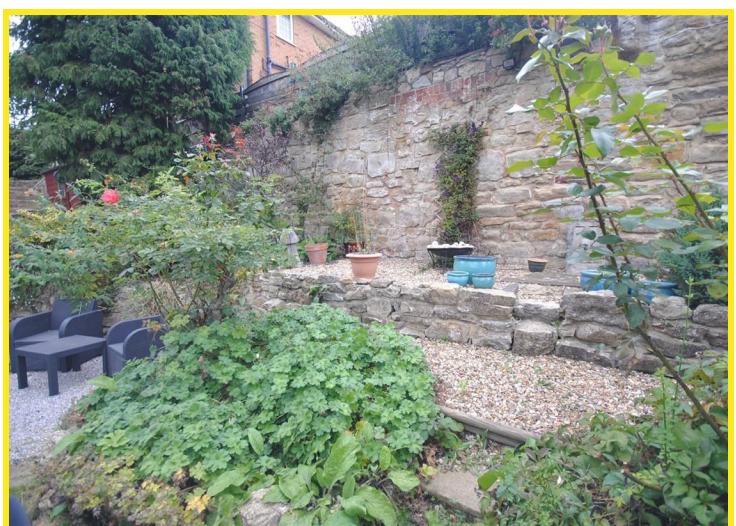
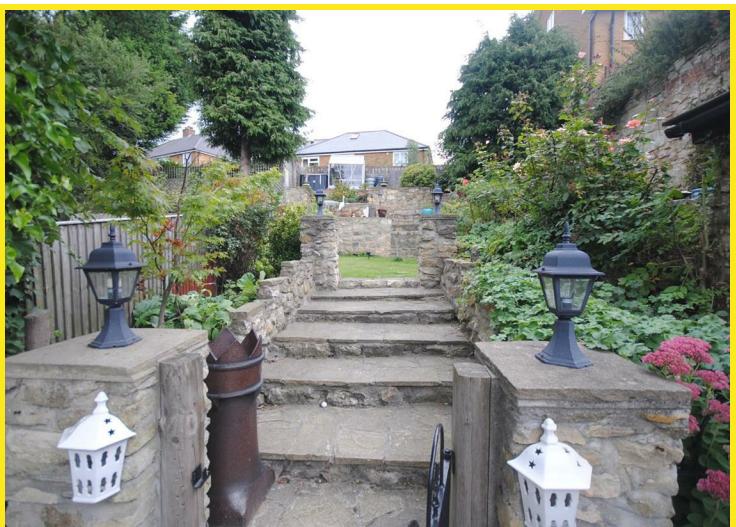
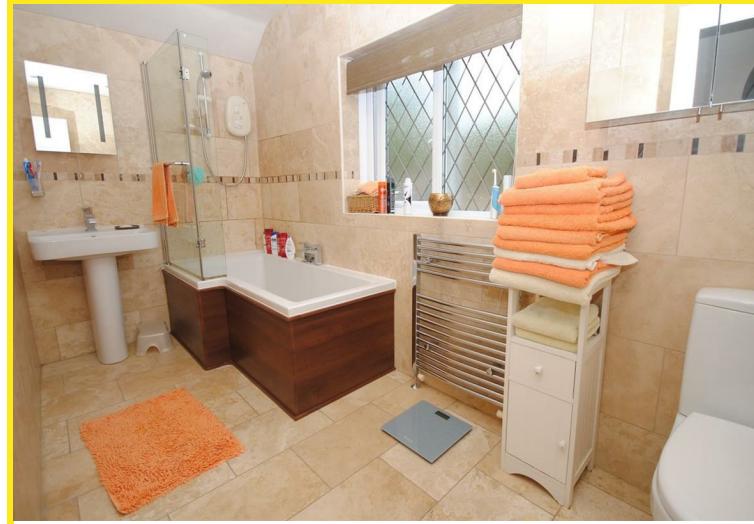
4 Well Lane

Mike Dobson Estate Agents are delighted to present to the market this three bedroom detached period cottage with parts of the original structure dating back to the 1700's situated just off Kippax High Street and within walking distance of local shops, schools and public transport and having easy access to the A1/M1 motorway. The spacious accommodation briefly comprises lounge, dining room, kitchen, three bedrooms to the first floor and house bathroom. In addition, the property has PVCu double glazed windows and doors, gas central heating, feature fireplace with electric stove to lounge and French doors leading to the rear garden, fitted kitchen having a provision for gas range, integrated fridge freezer and dishwasher, dining room having open staircase leading to first floor, fitted wardrobes with a range of sliding doors to the third bedroom, three piece white suite comprising of rectangular bath with electric shower and side screen, pedestal wash basin and low flush WC. Outside, wrought iron gates open to a shared driveway leading to off road parking for 2-3 cars, single garage with up and over door, power and lighting. The extensive garden has many different areas, comprising of a pebbled garden to the side off the main lounge and a further pebbled seating area to the side of the garage, a central gate between a stone wall and pillar feature with steps lead up to a lawned garden with surrounding stone retaining wall and tiered garden area with an abundance of plants and shrubs. Further steps lead to a pebbled area with feature garden pond and garden shed. Another set of steps leads to another pebbled area with greenhouse and further concealed strip of garden ideal for storage. A viewing is highly recommended.

Council tax band C.



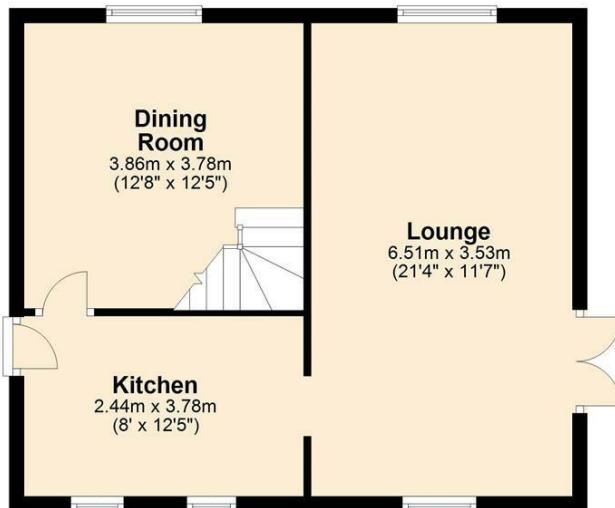
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Floor Plan

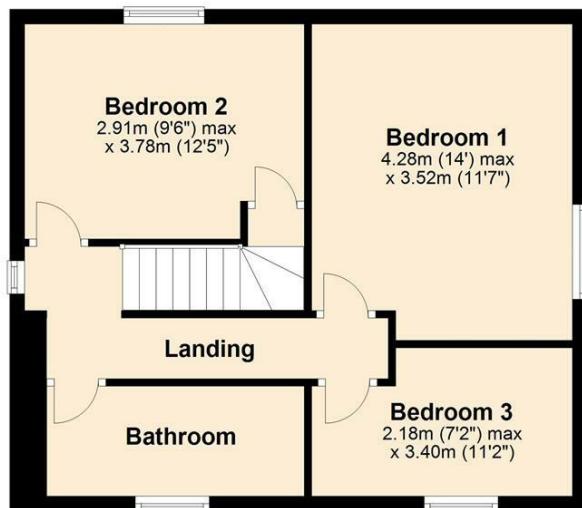
Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.4 sq. feet)

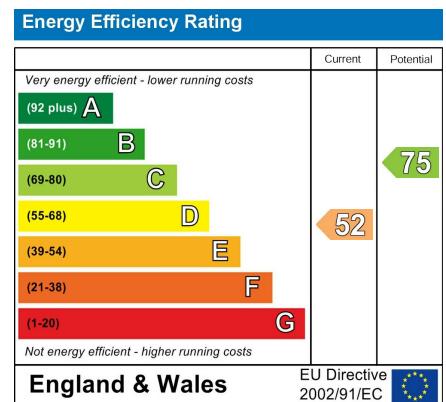


Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left towards the mini roundabout, taking your second exit right onto Leeds Road, immediately turning left onto Well Lane where the property can be found on the right hand side.

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.