

Mike

**Dobson**



**25 Goodwood Avenue**

Kippax, Leeds, LS25 7HS

**Chain Free £240,000**

# 25 Goodwood Avenue

Nestled in the charming area of Kippax, Leeds, this semi-detached house on Goodwood Avenue 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 provides ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

There is a modern fitted kitchen ensuring that cooking and meal preparation is both convenient and enjoyable. The modern white shower suite, complete with walk in shower cubicle, adds a touch of contemporary elegance to the property.

Gas central heating with a combination boiler and PVCu double glazing throughout ensures warmth and energy efficiency, making this home both comfortable and economical.

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.

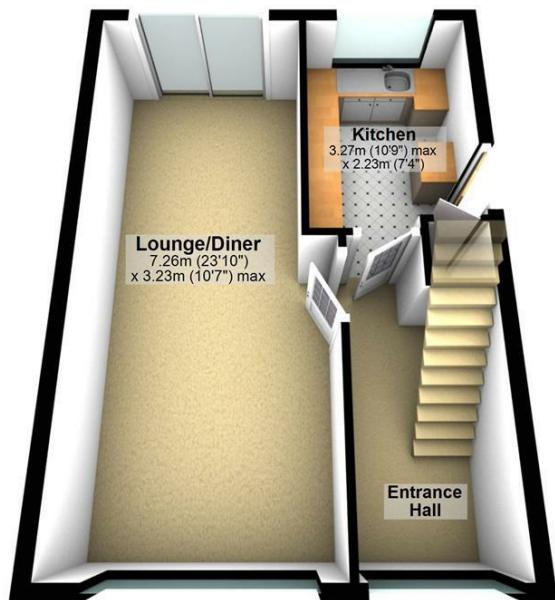
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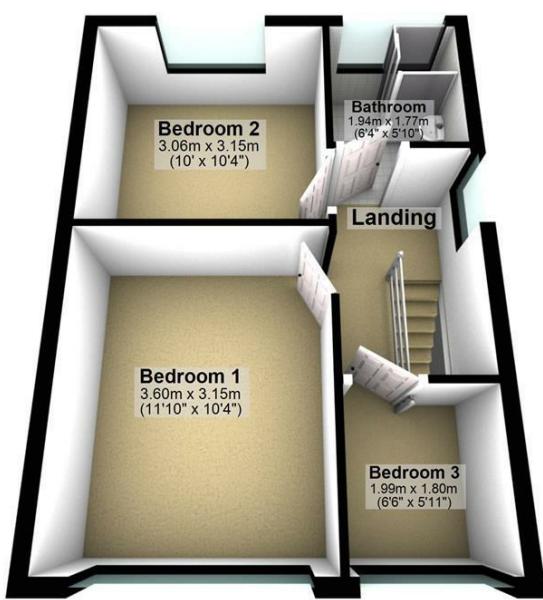


## Floor Plan

### Ground Floor

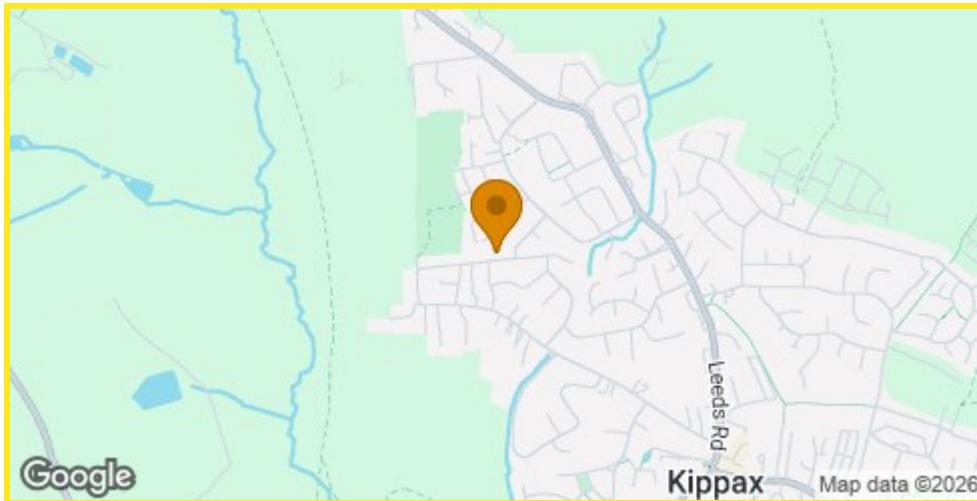


### First Floor

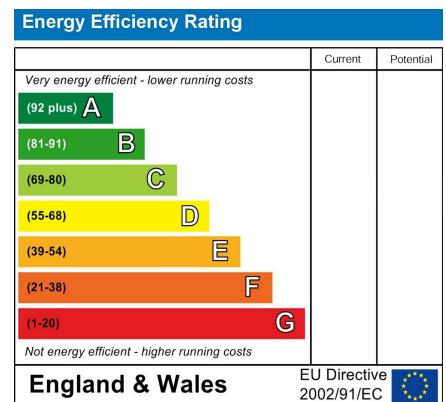


Total area: approx. 71.9 sq. metres (773.8 sq. feet)

### 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 left onto Westfield Lane, continue down the hill and take a right at the bottom onto Kempton Road. Continue on this road up the hill to the junction and take a right onto Goodwood Avenue where the property can be found on the left 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.

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