



**12 Ashtree Grove**  
Kippax, Leeds, LS25 7QA

**£235,000**



# 12 Ashtree Grove

Nestled in the charming area of Ash Tree Grove, Kippax, Leeds, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, and a fitted dining kitchen equipped with a built-in oven, hob, and extractor, making it a joy to prepare meals and dine with loved ones, as well as a handy ground floor WC.

With three generously sized double bedrooms, this home offers ample space for everyone, ensuring comfort and privacy. The well-appointed bathroom caters to all your needs, while the long driveway provides off-road parking for up to three vehicles, with a detached garage a rare convenience in today's market.

The enclosed private rear garden is a true highlight, offering a tranquil outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a peaceful afternoon in the sun.

This property is ideally situated in a friendly neighbourhood, close to local amenities and excellent transport links, making it a perfect choice for those seeking a blend of suburban tranquillity and accessibility. Whether you are looking to settle down or invest, this home in Kippax is sure to impress. Don't miss the chance to make it your own.

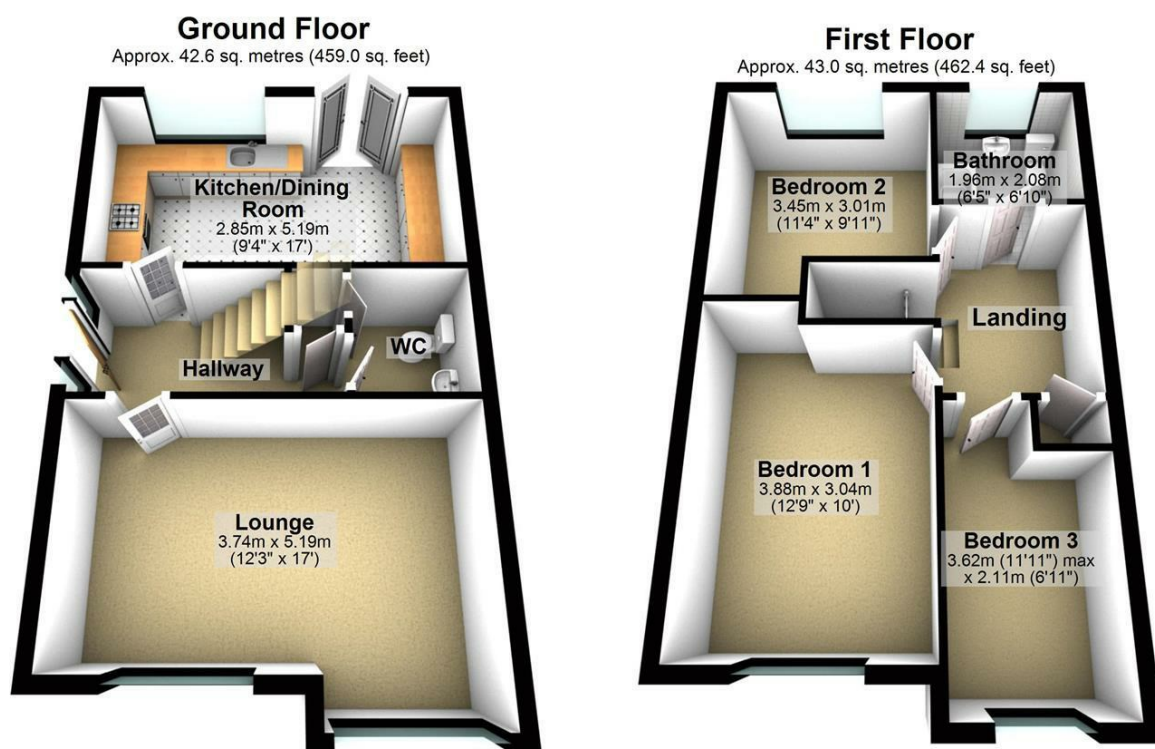








## Floor Plan




Total area: approx. 85.6 sq. metres (921.3 sq. feet)

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - low running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		70	85
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

### Directions

From our Kippax office turn right up High Street taking the third turning left onto Ash Tree Grove where the property can be found on the right hand side, 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>