

Mike  
**Dobson**



**13 Station Road**  
Kippax, Leeds, LS25 7LE

**£275,000**

# 13 Station Road

Nestled in the charming residential area of Kippax, Leeds, this well-presented three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting living room, ideal for relaxation and family gatherings. The fully fitted kitchen seamlessly connects to the dining area, creating a wonderful space for entertaining guests or enjoying family meals, also having French doors leading out to the rear garden.

The first floor boasts three generously sized bedrooms, providing ample space for family living or guest accommodation. The spacious family bathroom is well-appointed with a four piece white suite, catering to the needs of a busy household. This property is equipped with gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Outside, the home features both front, side and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. A single detached garage and a driveway offer convenient off-road parking, making it easy for you and your guests to come and go.

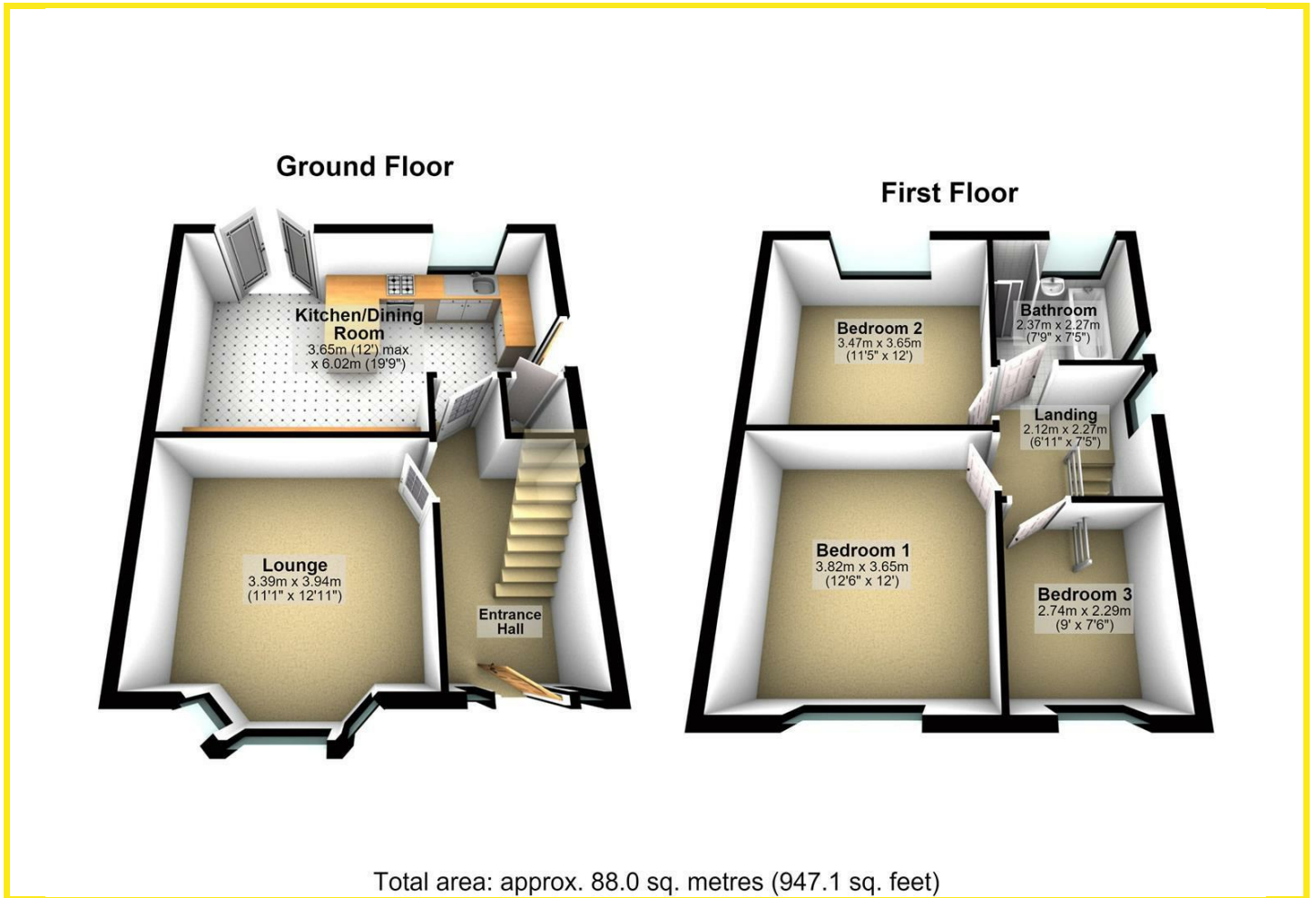
The location is particularly advantageous, with excellent transport links including bus routes and easy access to Leeds, Castleford, the M62, and the A1M. This makes commuting and exploring the surrounding areas a breeze.

In summary, this delightful semi-detached house in Kippax is an ideal choice for families seeking a comfortable and well-connected home. With its appealing features and convenient location, it is sure to attract interest from prospective buyers.





## Floor Plan



## Area Map



## Energy Efficiency Graph

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

## Directions

From our Kippax Office turn left to the mini roundabout taking the first exit left down Butt Hill, bear right at the bottom onto Station Road where the property can be found on the left hand side as indicated by the Agents board.

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