

Mike  
**Dobson**



**20 Rutland Close**

Kippax, Leeds, LS25 7JH

**£240,000**

# 20 Rutland Close

Nestled in the charming area of Rutland Close, Kippax, Leeds, this extended three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a generous lounge, perfect for relaxation and entertaining guests. The modern fitted breakfast kitchen is designed for both functionality and style, making it an ideal space for culinary enthusiasts.

This home features three well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of the household. With gas central heating and PVCu double glazing, the property ensures comfort and energy efficiency throughout the year.

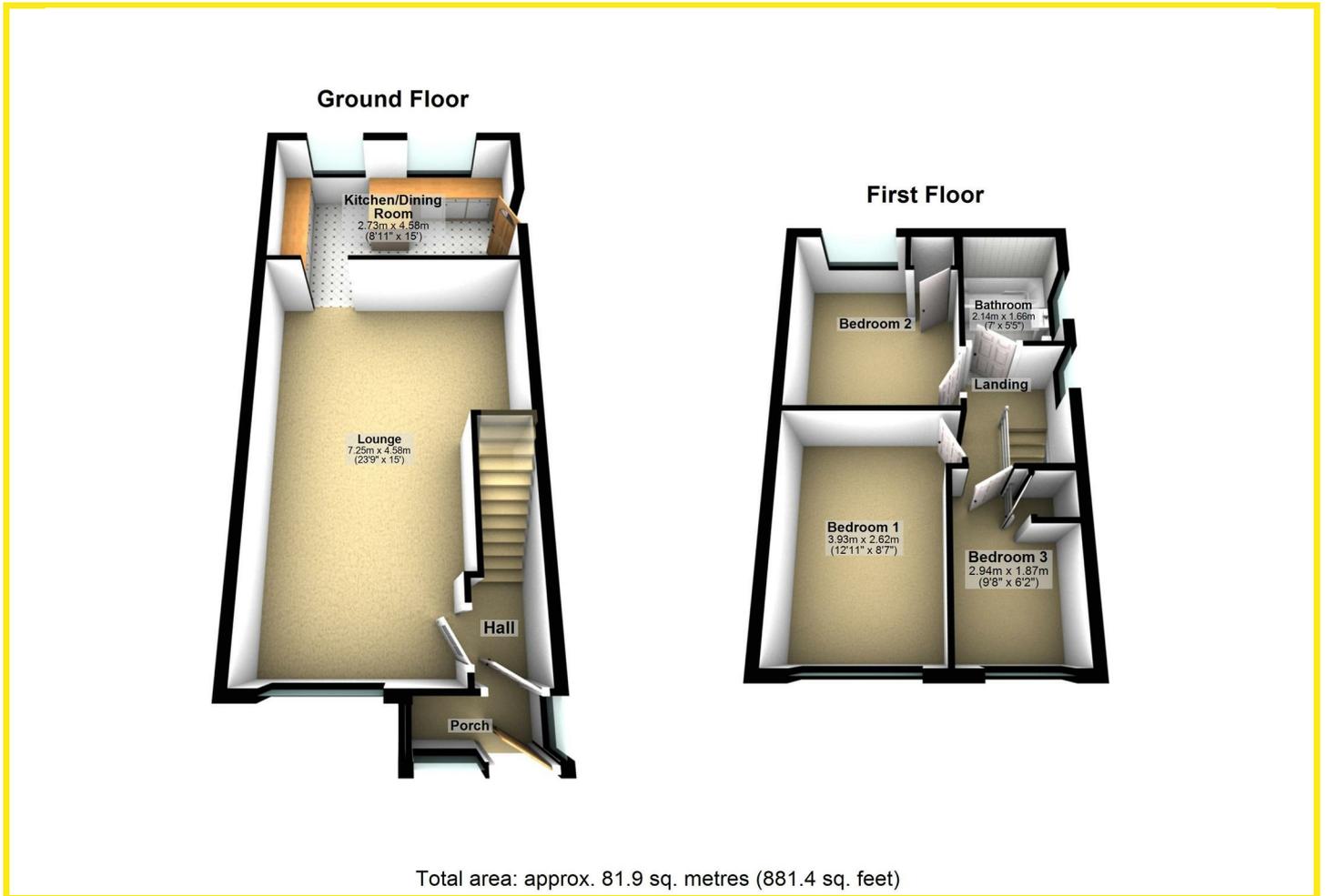
Parking is a breeze with space for two vehicles, complemented by a detached garage for additional storage or workshop potential. The established enclosed rear garden is a delightful retreat, featuring a patio area for outdoor dining.

While the property requires some internal updating, it offers a fantastic canvas for those looking to add their personal touch and create their dream home. With its desirable location and spacious layout, this semi-detached house is a wonderful opportunity not to be missed.





# 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	67	76
(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 mini roundabout taking the second exit right onto Leeds Road. Continue down the hill taking the fourth turning right into Rutland Close where the property can be found on the left hand side as indicated by the Agents board.

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