

*Mike*  
**Dobson**



**2 Bramhams Yard**

Kippax, Leeds, LS25 7AS

**Chain Free £95,000**

## 2 Bramhams Yard

### **\*\*INVESTMENT OPPORTUNITY\*\***

Being offered for sale with no onward chain a one bedroom end terrace property, situated just off Kippax High Street close to shops, schools and public transport and within easy reach of the A1/M1 motorway network.

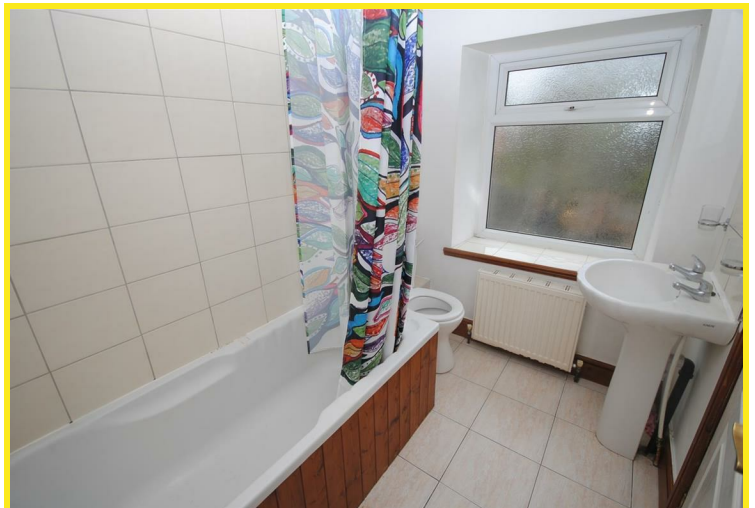
The accommodation briefly comprises lounge, being open plan to kitchen/diner, one double bedroom to the first floor and bathroom/WC.

In addition the property has gas central heating with combination boiler, PVCu double glazed windows and entrance doors. Externally the property has on street parking to front and to the rear is a shared yard area with outbuilding.

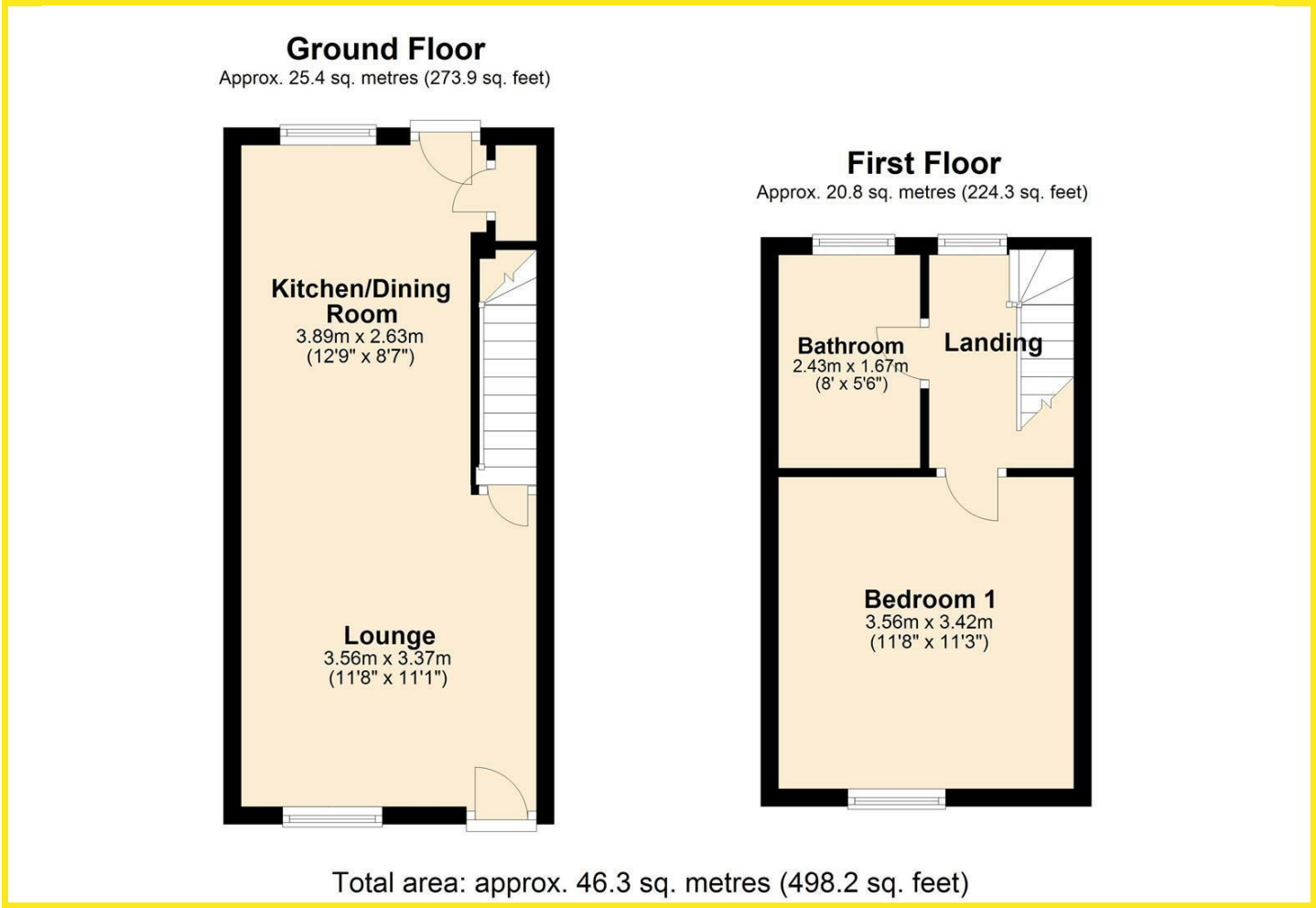
The property does require complete modernisation and would ideally suite a DIY enthusiast or builder alike.

Viewing is required.

Council Tax Band A.



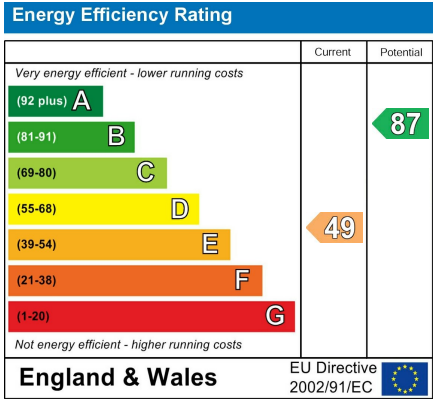
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax turn right up High Street, taking the fifth turning right, where Bramhams Yard can be found immediately 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

