

Mike
Dobson



40 Earlswood Crescent
Kippax, Leeds, LS25 7JQ

£255,000

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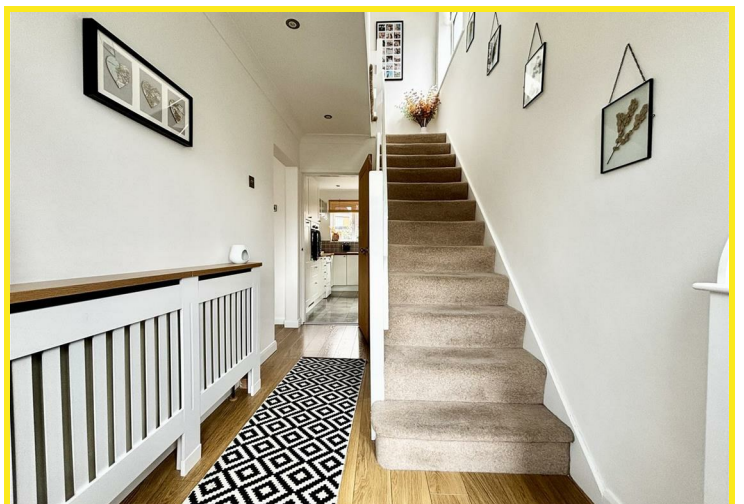
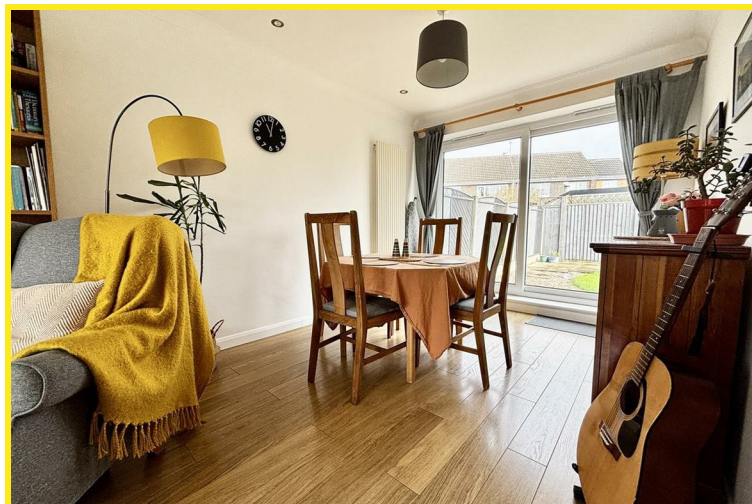
Nestled in the charming area of Kippax, Leeds, this much improved semi-detached house on Earlswood Crescent offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you will be greeted by spacious lounge/diner with sliding patio doors opening to the garden. A modern fitted kitchen is complete with a built-in oven, hob, and extractor, making it a perfect space for culinary enthusiasts. The heart of the home is designed for both functionality and style, ensuring that meal preparation is a pleasure.

The property benefits from gas central heating with Hive control, powered by a combination boiler which has been serviced annually, and PVCu double glazing throughout, ensuring warmth and comfort throughout the colder months. The modern four-piece white bathroom suite adds a touch of elegance and convenience, catering to all your bathing needs. There is also an access point to the loft from the first floor landing, being fully boarded and having a light.

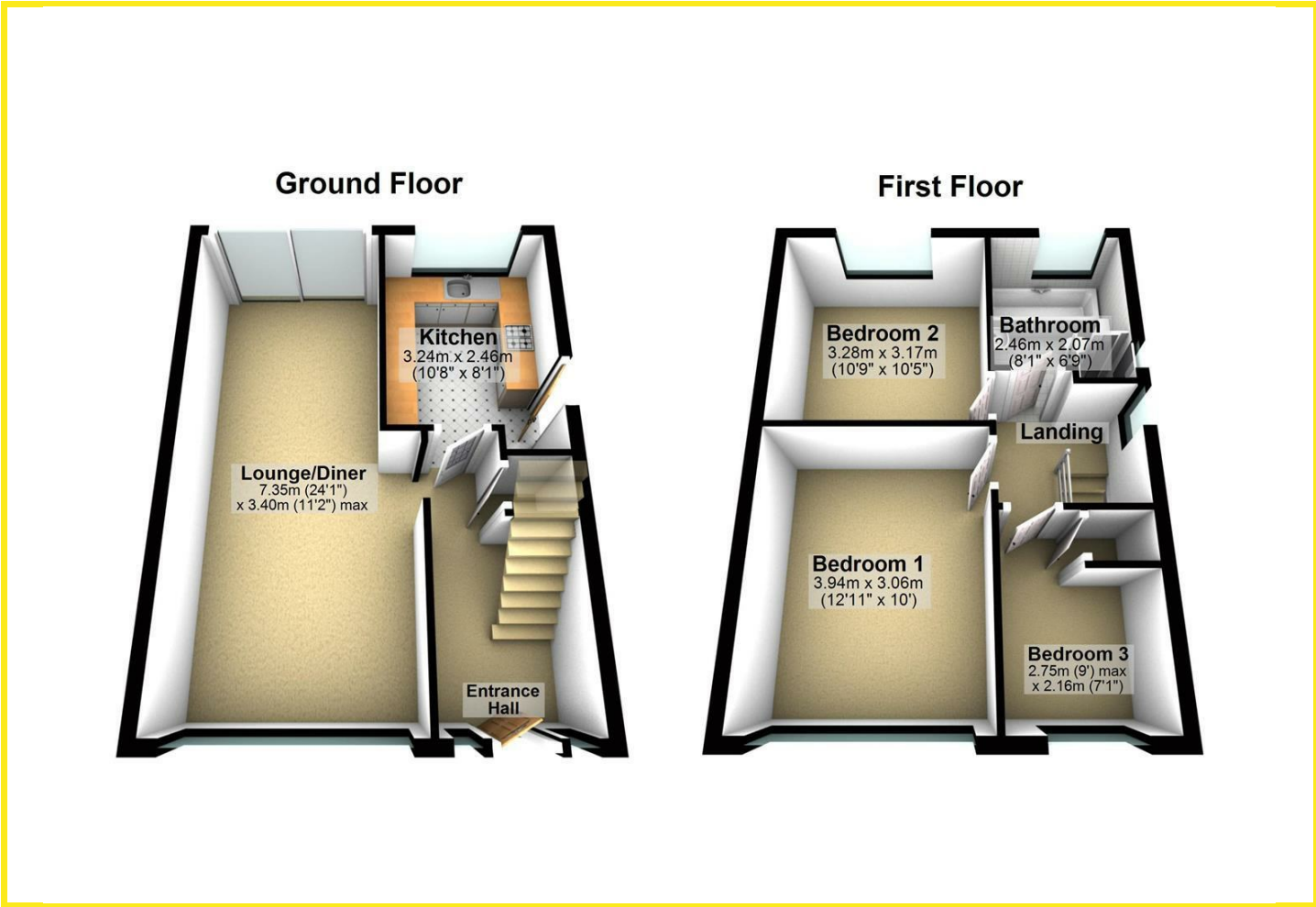
Externally, the house boasts a brick-paved driveway, providing off-road parking for your vehicles. The front garden features an established lawn. At the rear, you will find a fully enclosed pebbled garden, complete with a circular lawn, perfect for outdoor relaxation or entertaining guests.

This semi-detached house is not just a home; it is a lifestyle choice, offering modern amenities in a peaceful setting. With its attractive features and convenient location, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.

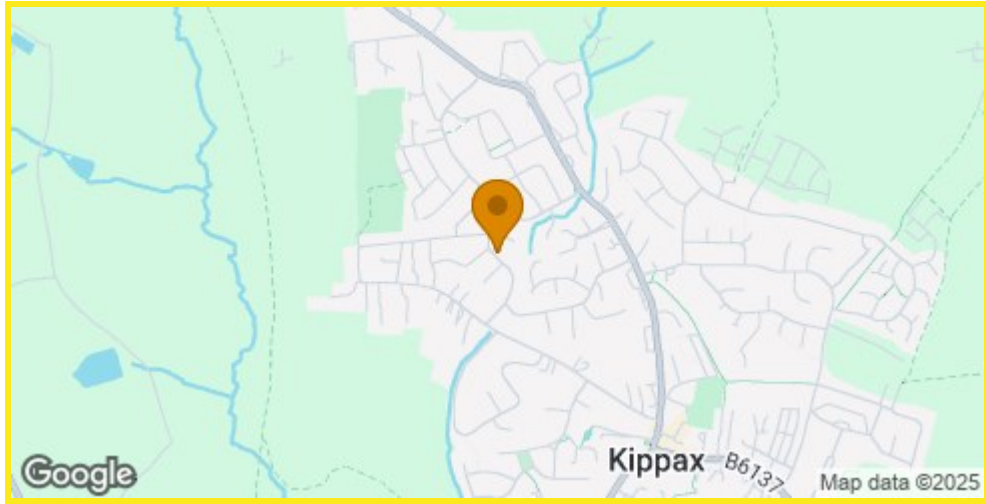




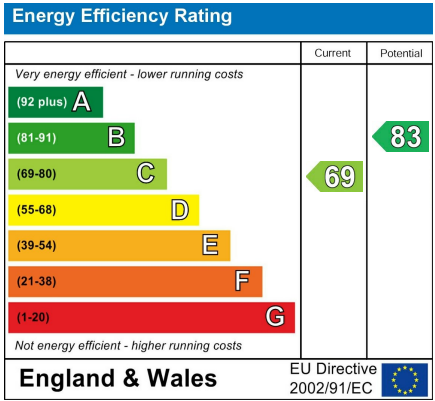
Floor Plan



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 turning left onto Westfield Lane and continue down the hill turning right at the bottom onto Kempton Road. Follow the road round where the property can be found on the right hand side as indicated by the Agents' board.

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