

*Mike*  
**Dobson**



**69 High Street**

Kippax, Leeds, LS25 7AH

**Offers Over £240,000**



# 69 High Street

Nestled in the heart of Kippax, Leeds, this delightful three-bedroom semi-detached cottage, dating back to the 1700s, presents a unique opportunity for those seeking a blend of historical charm and modern convenience. Retaining many original features, including exposed stone walls and beamed ceilings, this property exudes character and warmth.

Upon entering, you are welcomed into a spacious kitchen, dining, and family room, where a striking exposed stone fireplace with an inset wood-burning stove serves as a focal point. The kitchen is well-equipped with a range of units and integrated appliances, including a gas hob with extractor, electric oven, dishwasher, and fridge freezer, complemented by a convenient breakfast bar. The cosy lounge, with its French doors leading to the garden, offers a perfect retreat for relaxation.

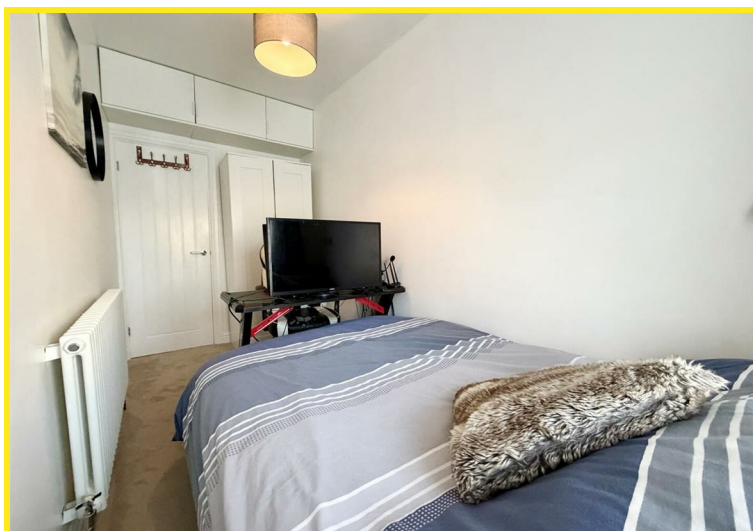
The first floor comprises three well-proportioned bedrooms, with the main bedroom featuring full-height wardrobes, one of which cleverly houses the central heating boiler, plus fitted wardrobes to the second bedroom also. The family bathroom is thoughtfully designed, boasting a high flush WC, a rectangular panelled bath with shower over, and a pedestal wash basin.

This property benefits from PVCu triple glazed windows to the front with PVCu double glazing to the remainder and gas central heating with a combination boiler, ensuring comfort throughout the seasons. Externally, there is allocated parking for two vehicles, and a charming gated courtyard garden, complete with a brick-paved seating area and an artificial lawn, perfect for outdoor enjoyment.

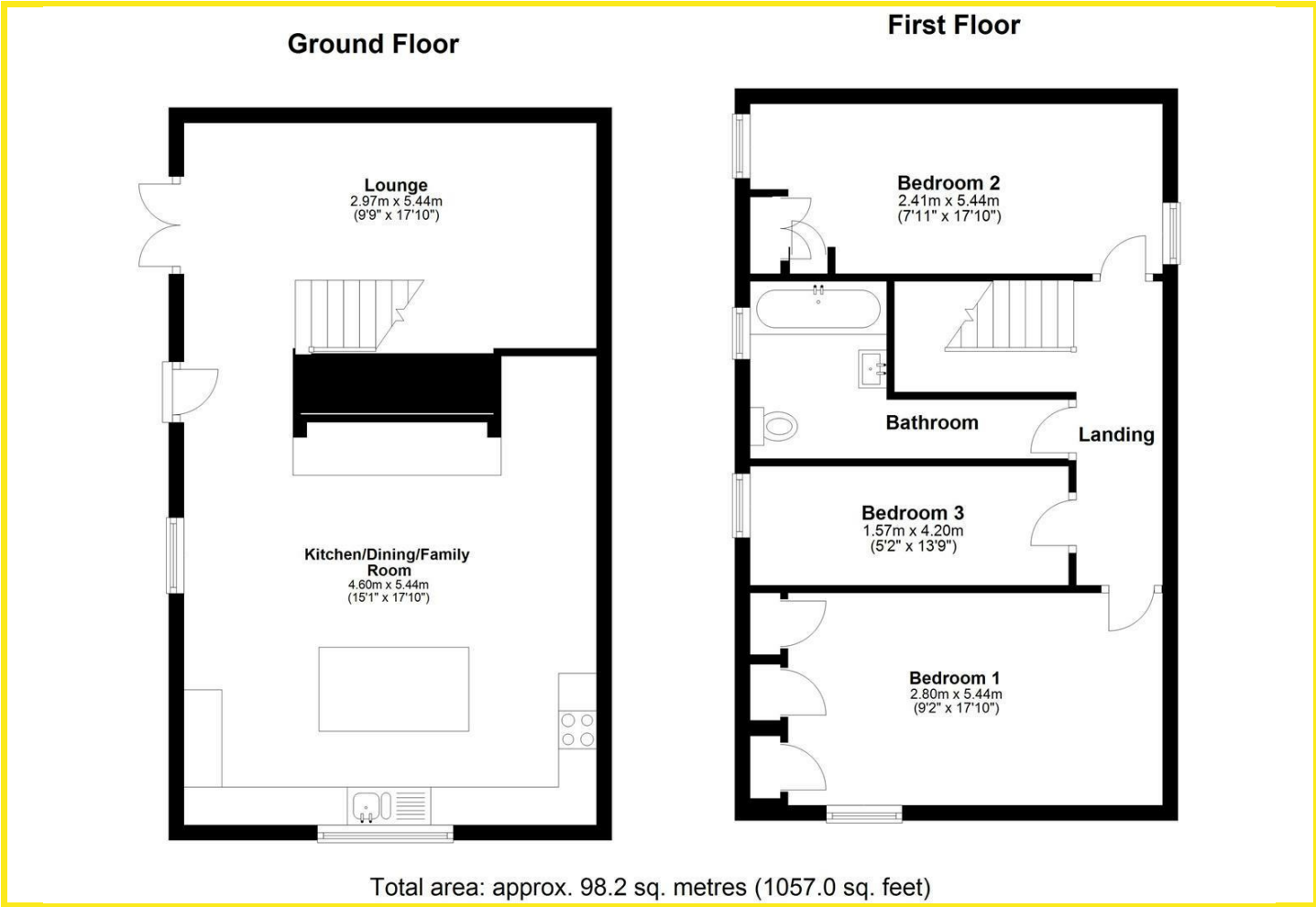
Conveniently located within walking distance to local shops, schools and public transport, and with easy access to the A1/M1 motorway, this cottage is ideal for families and commuters alike. An early viewing is highly recommended to fully appreciate the charm and character this lovely home has to offer.







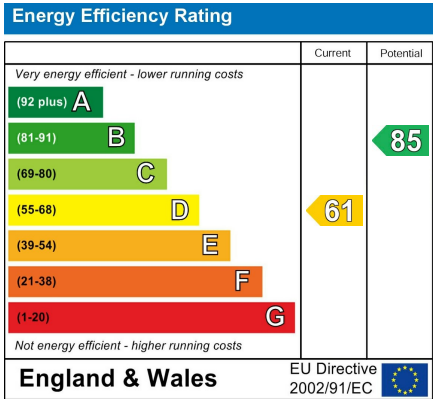
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office, continue up the High Street towards the Co-Op supermarket. The property can be found on the left hand side as indicated by the Agents board.

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