

*Mike*  
**Dobson**



**66 The Drive**

Kippax, Leeds, LS25 7NA

**£145,000**

# 66 The Drive

Welcome to this charming semi-detached house located on The Drive in Kippax. This property boasts a cosy reception room, two comfortable double bedrooms, and a bathroom.

As you step inside, you'll notice the abundance of natural light streaming through the PVCu double glazed windows and doors, creating a warm and inviting atmosphere throughout the house. The gas central heating ensures that you'll stay toasty during the colder months, making this house a perfect retreat all year round.

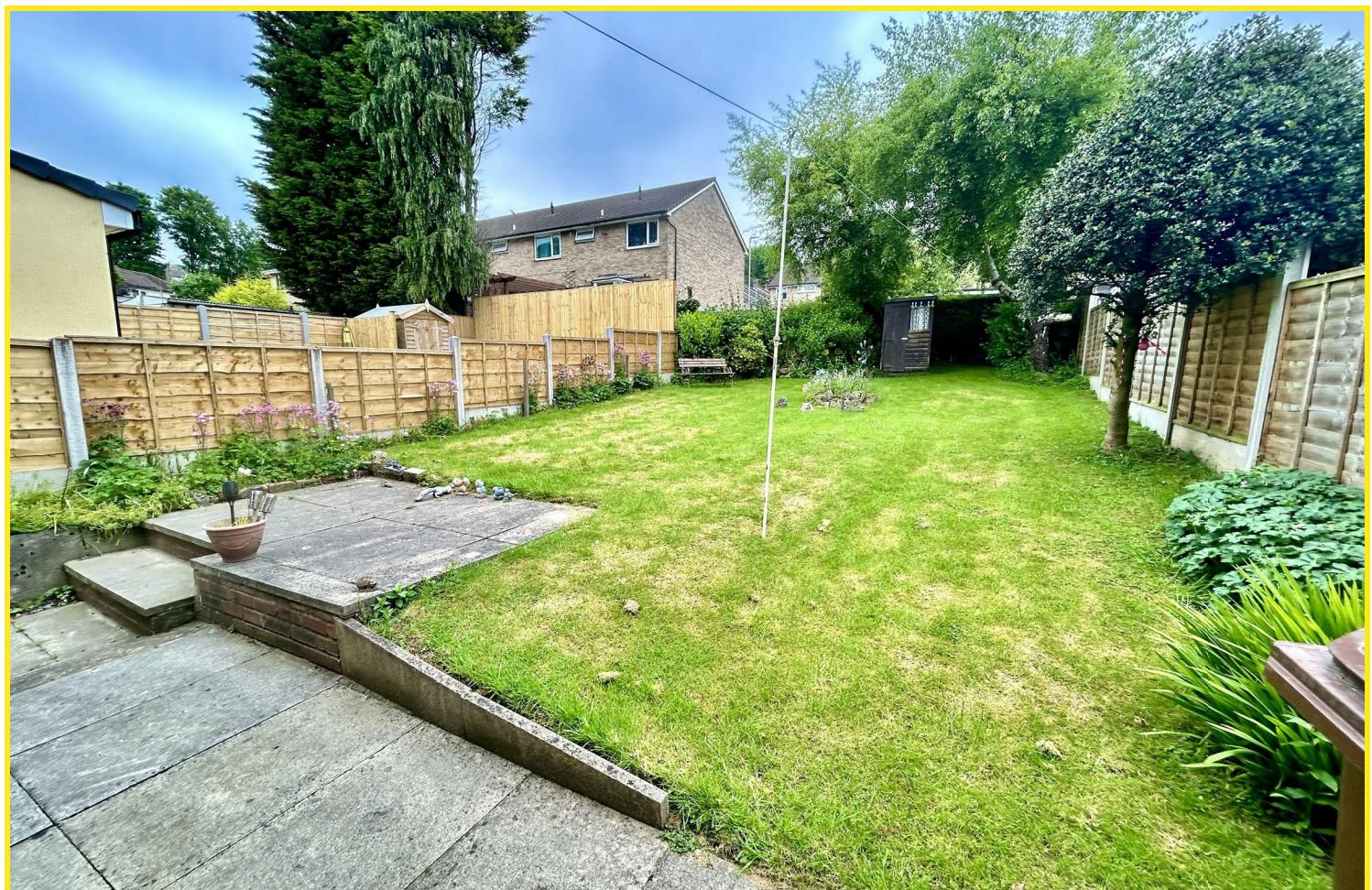
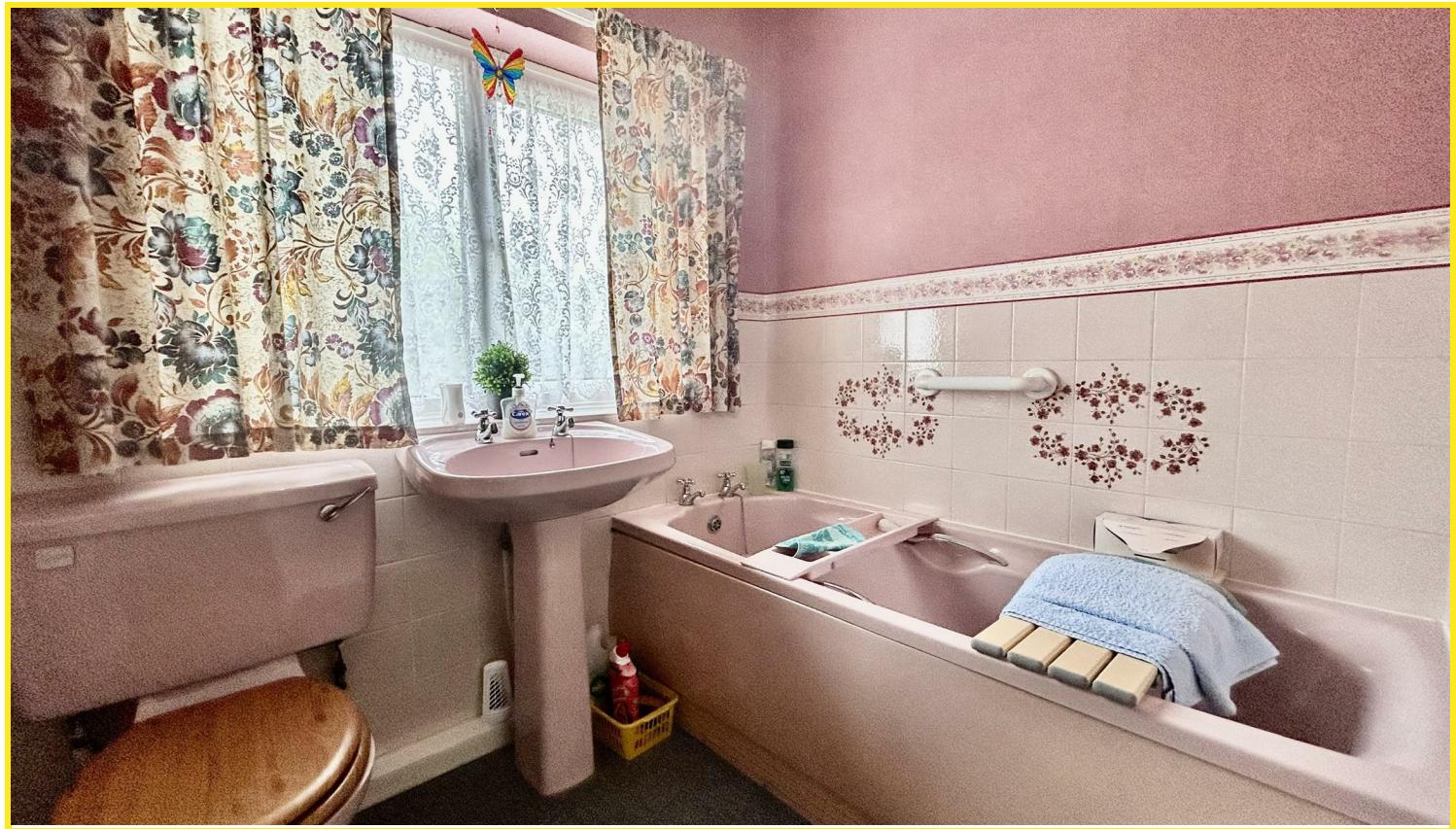
One of the highlights of this property is the large rear garden, complete with a delightful patio area and a well-kept lawn. Imagine enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family in this beautiful outdoor space.

The property does require some modernisation.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property in Kippax. Contact us today to arrange a viewing and experience the charm of this lovely semi-detached house for yourself.

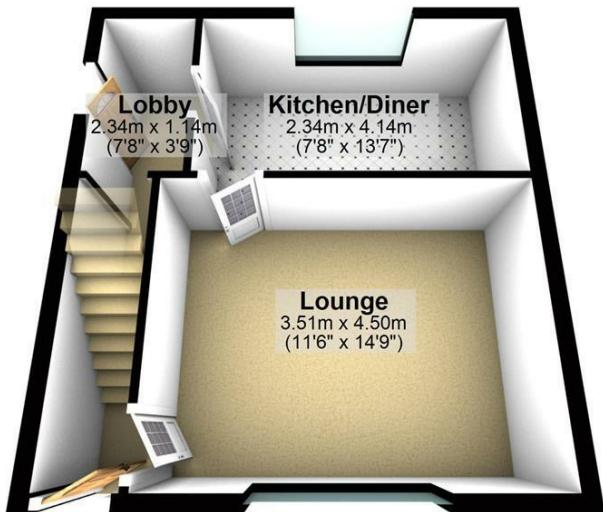


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## Floor Plan

### Ground Floor



### First Floor

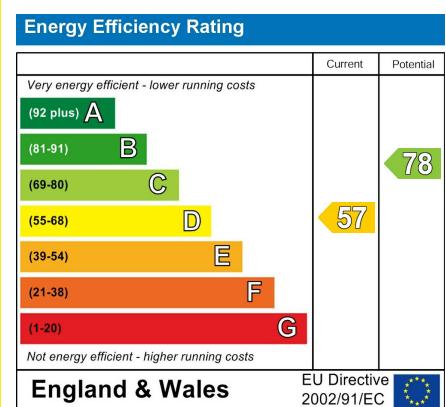


Total area: approx. 65.4 sq. metres (704.1 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office proceed to the mini roundabout and turn right onto Leeds Road. Turn second left on to Westfield Lane and then left on to The Drive where the property can be found on the left hand side as indicated by the agents board.

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