

Mike  
**Dobson**



**51 West View**

Kippax, Leeds, LS25 7HD

**£175,000**

# 51 West View

Nestled in the delightful area of West View, Kippax, Leeds, this charming terraced house offers a wonderful opportunity for those seeking to create their ideal home. With two generously sized bedrooms, this property is perfect for families or individuals desiring extra space. The house features two reception rooms, including a spacious lounge adorned with a lovely bay window, providing a warm and inviting atmosphere for relaxation or entertaining guests.

At the heart of the home lies a large open-plan kitchen and dining area, equipped with a four-ring gas hob, electric oven, and plumbing for a washing machine. This practical space is perfect for culinary enthusiasts and family gatherings. Both bedrooms come with fitted wardrobes, ensuring ample storage for your belongings. The three piece white bathroom suite is well-appointed, featuring a bath with shower over, a pedestal wash basin, and a low flush WC, catering to all your bathing needs.

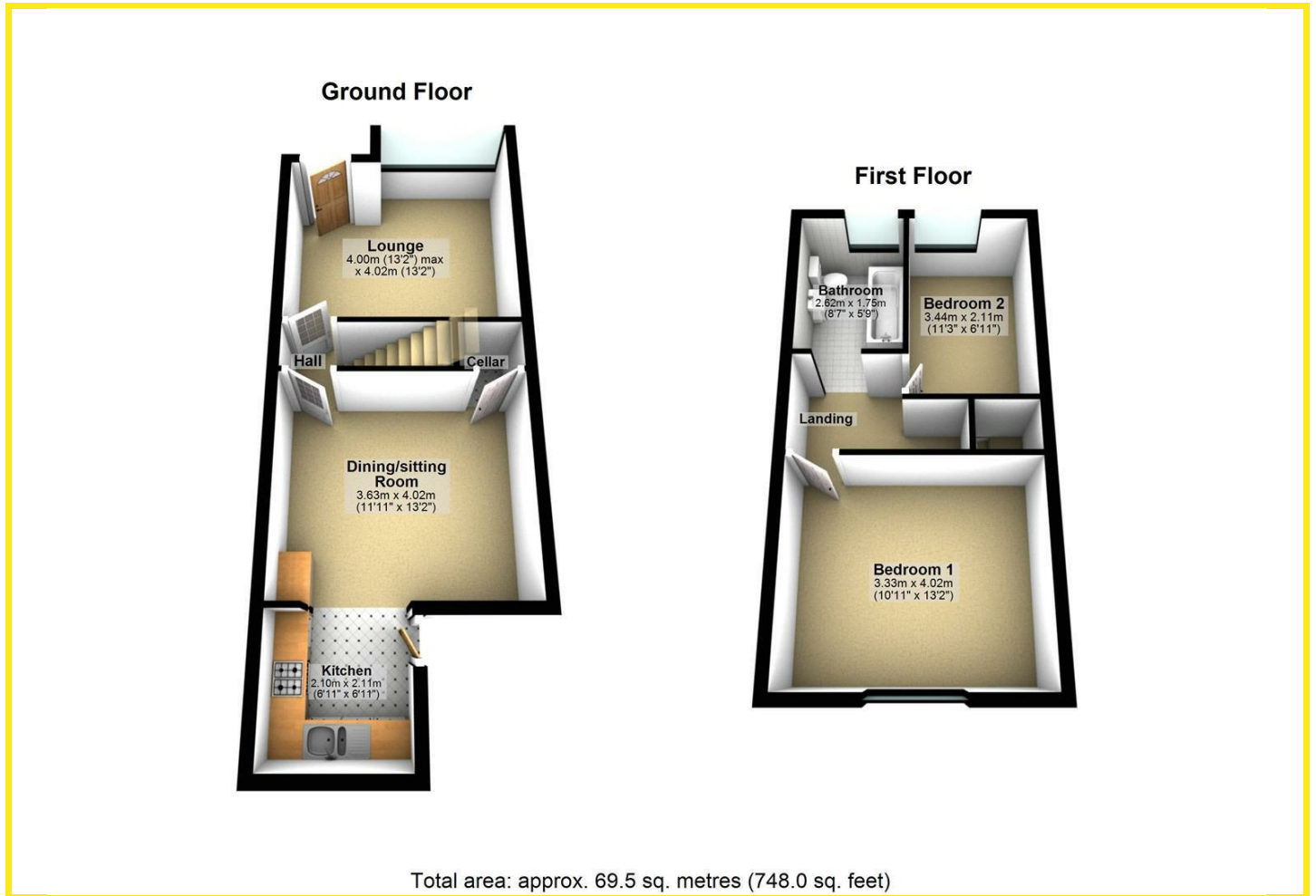
Outside, the property boasts a south facing rear garden complete with patio seating area and a artificial lawn, ideal for enjoying sunny days or hosting gatherings with friends and family. Off-road parking is conveniently available at the front of the house with secure gates, adding to the practicality of this lovely home.

Located within walking distance to local shops, schools, and public transport links, this property is well-connected to the surrounding area, making it an excellent choice for families and commuters alike. Do not miss the opportunity to make this house your home.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 right onto Leeds Road. Take the second turning right onto Church Lane and immediate left onto Robinson Lane and follow the road taking second left onto West View where the property can be found on the left 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB

Tel: 0113 2873500 Email: [kippax@mdobson.co.uk](mailto:kippax@mdobson.co.uk) <https://www.mdobson.co.uk>