

Mike  
**Dobson**



**16 The Mount**

Kippax, Leeds, LS25 7NG

**£225,000**

# 16 The Mount

We are pleased to introduce this charming three-bedroom extended semi-detached house located in the peaceful cul-de-sac of The Mount, Kippax, Leeds. This delightful property is conveniently situated near local shops, schools, and public transport links, making it an ideal choice for families. Additionally, it offers easy access to the A1/M1 motorway for those who commute.

The spacious accommodation is thoughtfully designed, featuring two reception rooms that provide ample space for relaxation and entertainment. The open-plan playroom and kitchen/dining area create a welcoming atmosphere, perfect for family gatherings. The modern fitted kitchen is equipped with a built-in gas hob, an extractor chimney hood, and an eye-level double electric oven, complemented by a breakfast bar for casual dining. A utility area and a ground floor WC add to the practicality of the home.

The extended lounge area is a lovely feature, boasting bi-fold doors that open onto a beautifully landscaped rear garden, allowing for a seamless indoor-outdoor living experience. A large skylight floods the room with natural light, enhancing its inviting ambiance. On the first floor, you will find three well-proportioned bedrooms, including a main bedroom with a recessed curtained area, fitted drawers, and hanging rails, along with a built-in vanity. The family bathroom is equipped with a three-piece white suite, including a bath with mixer shower taps.

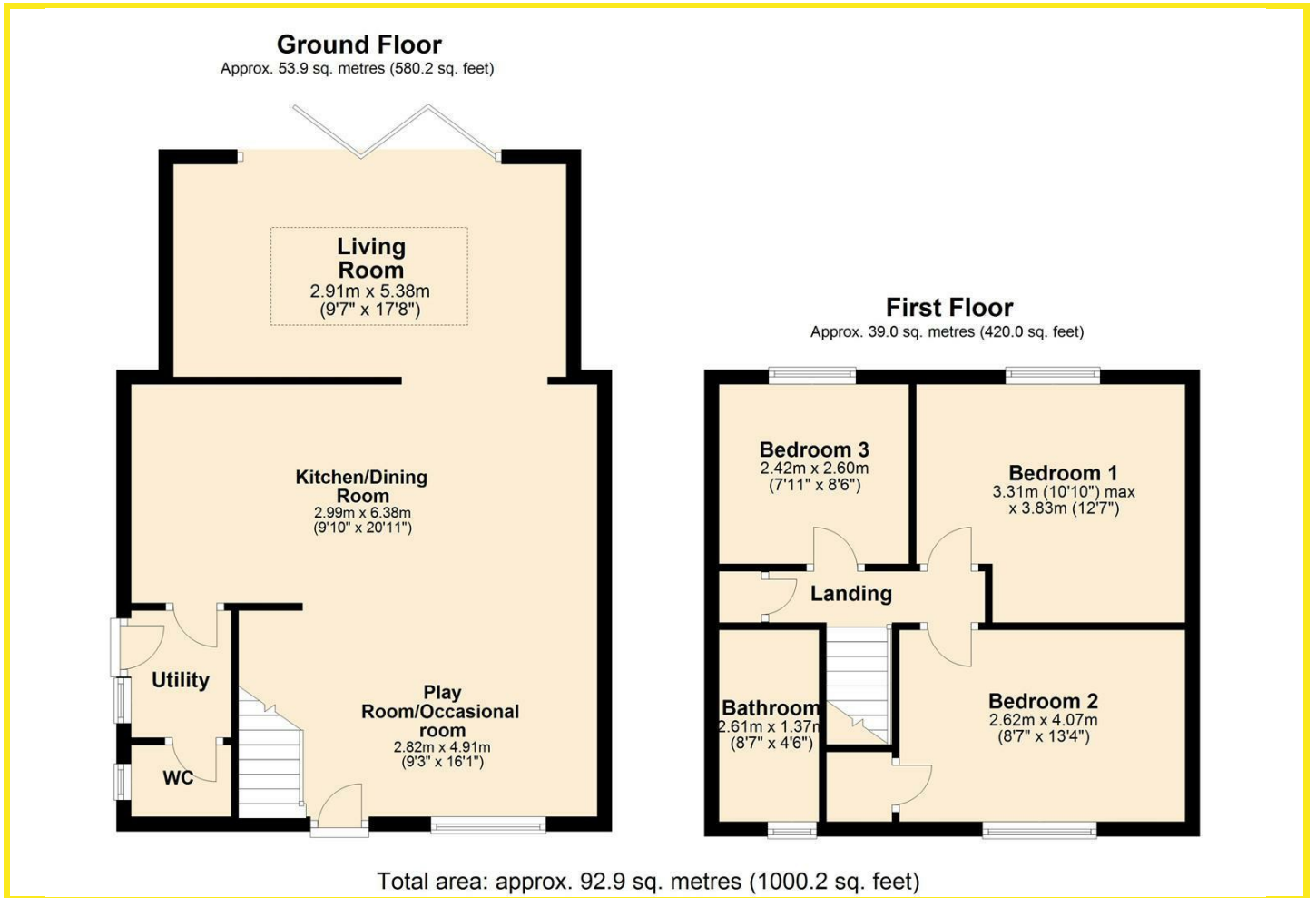
Outside, the property offers off-road parking for two vehicles at the front, while a gateway leads to the fully enclosed south-facing rear garden. This outdoor space has been thoughtfully landscaped, featuring a paved patio area, a pathway leading to a shaped lawn, and a rubber barked children's play area at the bottom, making it perfect for family enjoyment.

An early viewing is highly recommended to fully appreciate the charm and functionality of this lovely family home.





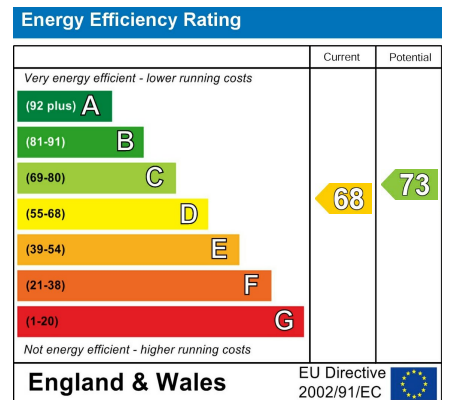
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, second left onto Westfield Lane continue along turning right onto The Drive, follow the road to the bottom turning left onto The Mount where the property can be found on the right hand side.

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