

Mike
Dobson



113 High Street
Kippax, Leeds, LS25 7AH

£174,995

113 High Street

Welcome to this charming end-terraced cottage on High Street, Kippax, ideally located within walking distance of all local amenities. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The modern fitted kitchen with integrated appliances to include four ring gas hob, electric oven and integrated microwave adds a touch of luxury, making cooking a joy. This delightful property boasts two inviting double bedrooms, ideal for a small family or those looking for a peaceful retreat, with fitted wardrobes to the main bedroom.

The four-piece white bathroom suite exudes elegance and offers a tranquil space to unwind after a long day with a bath, independent shower cubicle, vanity wash basin and low flush WC. Outside, the cottage-style garden is a botanical paradise, filled with a wide variety of plants and shrubs, creating a serene outdoor oasis. There is also a charming summerhouse.

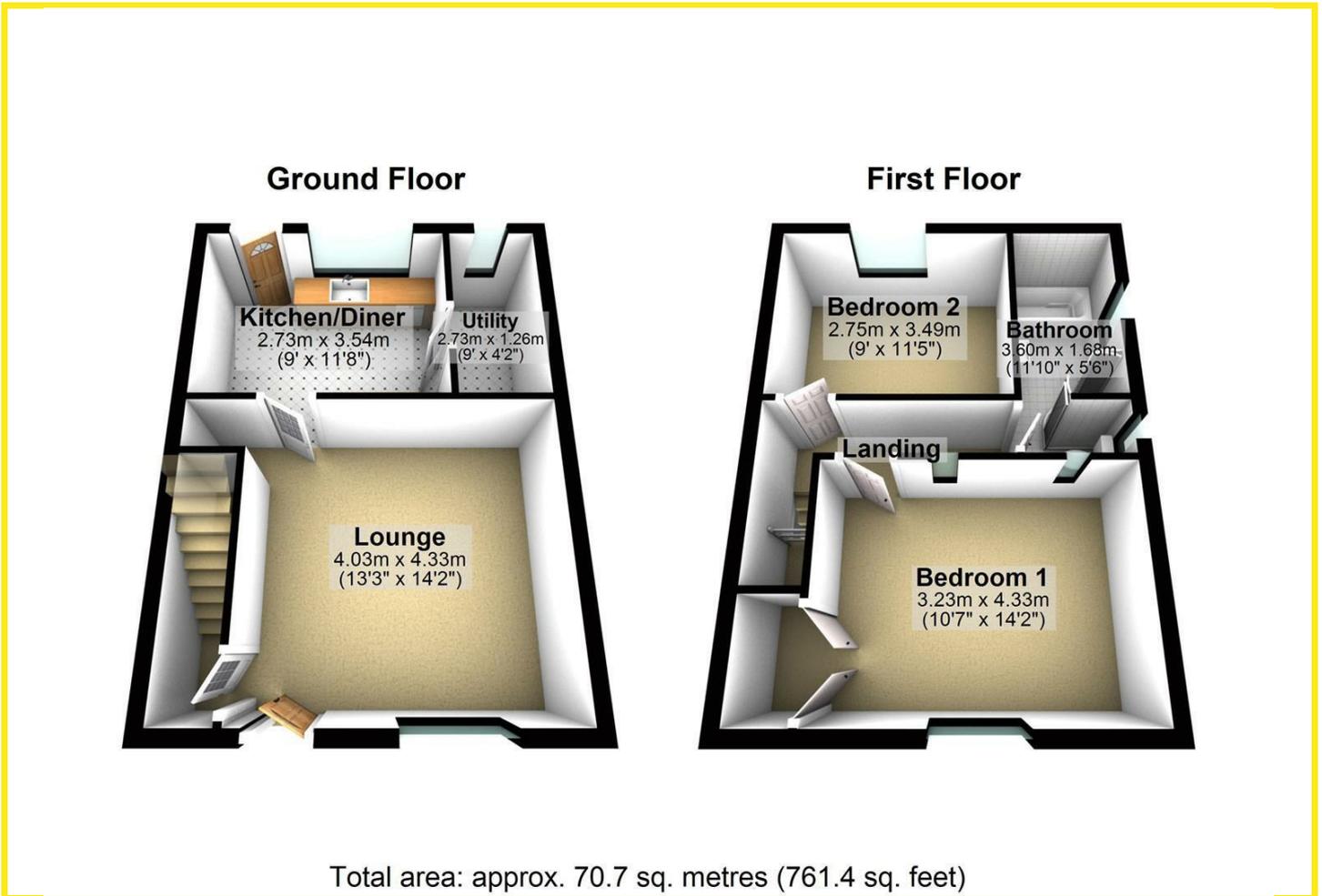
Parking will never be an issue with space for two vehicles, providing convenience for residents and guests alike. Additionally, the outhouse offers further storage space, ensuring that you have ample room for all your belongings.

With its characterful features and desirable location, this property is a rare find that combines comfort with style. Don't miss the opportunity to make this charming cottage your new home in the vibrant town of Kippax.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office turn right up High Street and the property can be found on the left hand side on the corner of Park Avenue.

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 <https://www.mdobson.co.uk>