Mike Dobson







136 Leeds Road

Kippax, Leeds, LS25 7EP

£265,000

136 Leeds Road

Nestled in the sought-after area of Kippax, Leeds Road presents an inviting opportunity to acquire a three-bedroom semi-detached house. This property is ideally situated close to local shops, reputable schools, and convenient public transport links, making it perfect for families and commuters alike.

Upon entering, you are welcomed into a spacious lounge that offers a comfortable space for relaxation. There is an open-plan dining kitchen, which boasts a range of integrated appliances, ensuring that culinary enthusiasts will feel right at home. French doors from the dining area lead seamlessly into a conservatory, a versatile space that benefits from a fully insulated tiled roof, perfect for enjoying the garden views throughout the year.

The first floor comprises three well-proportioned bedrooms, providing ample space for family living. A shower room completes this level, catering to the needs of the household. The property is equipped with PVCu double glazing and gas central heating, ensuring warmth and comfort throughout the seasons.

Externally, the property features a brick-paved driveway that provides off-road parking, alongside a detached garage equipped with power and lighting, ideal for additional storage or a workshop. The front garden is laid to lawn, while the fully enclosed rear garden offers a delightful patio area and a well-maintained lawn, perfect for outdoor entertaining or family activities.

This semi-detached house on Leeds Road is a wonderful blend of comfort and convenience, making it an excellent choice for those seeking a family home in a vibrant community.









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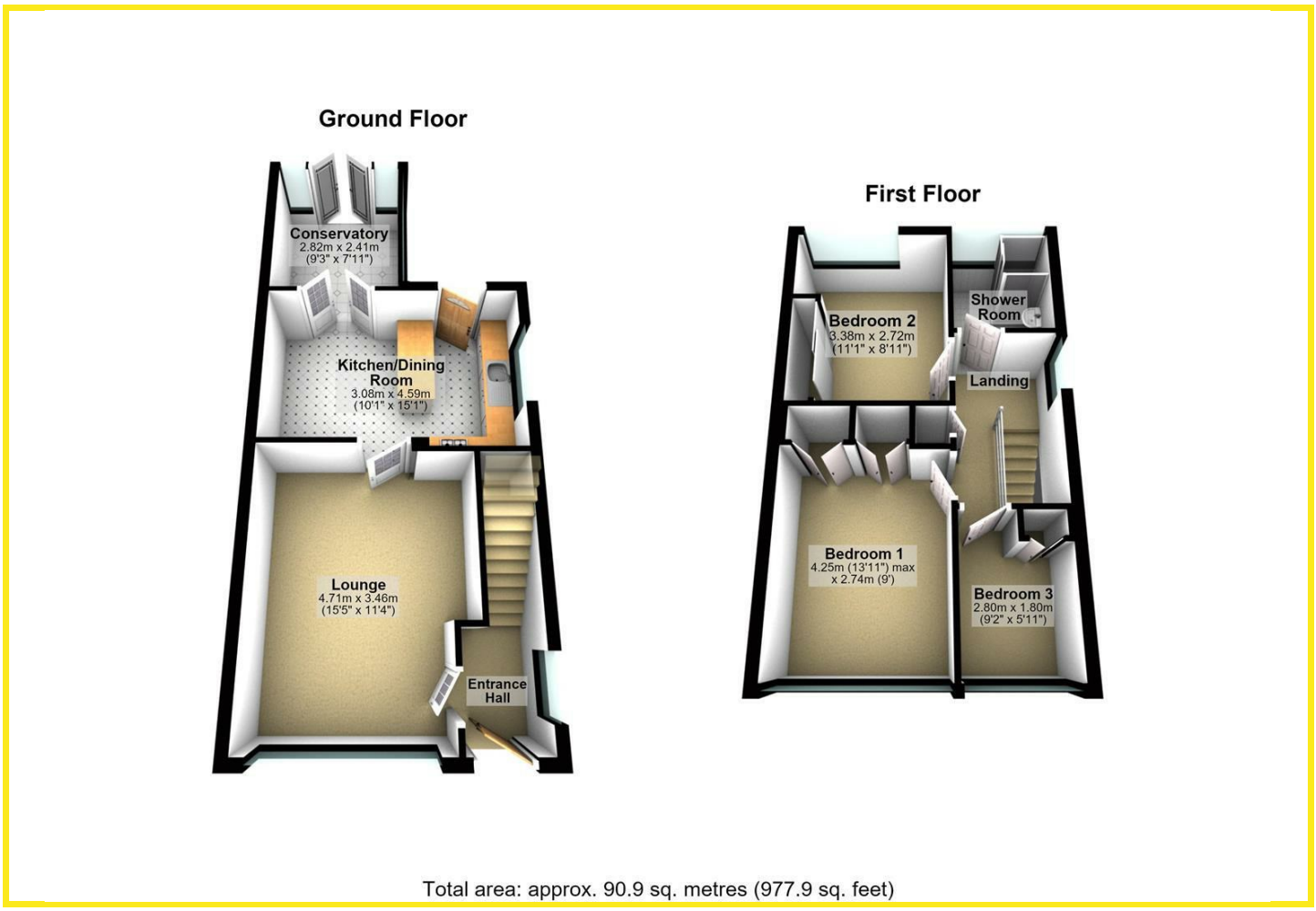






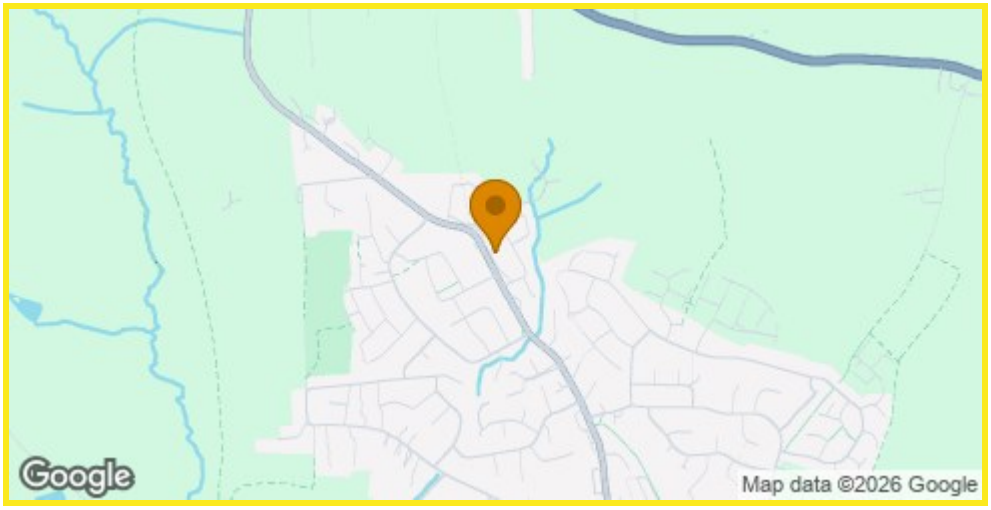


Floor Plan

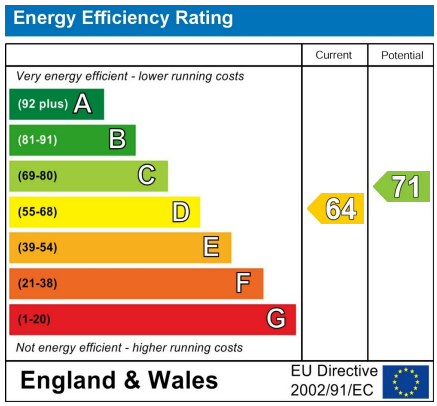


Total area: approx. 90.9 sq. metres (977.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office, turn left to the mini roundabout, taking your second exit right onto Leeds Road. Continue along this road past the Petrol Station taking your first right just through the traffic lights on to Moorgate Road, then take your immediate left on to Leeds Road where the property can be located on your right hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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