

*Mike*  
**Dobson**



**31 Leeds Road**

Kippax, Leeds, LS25 7HG

**£189,950**



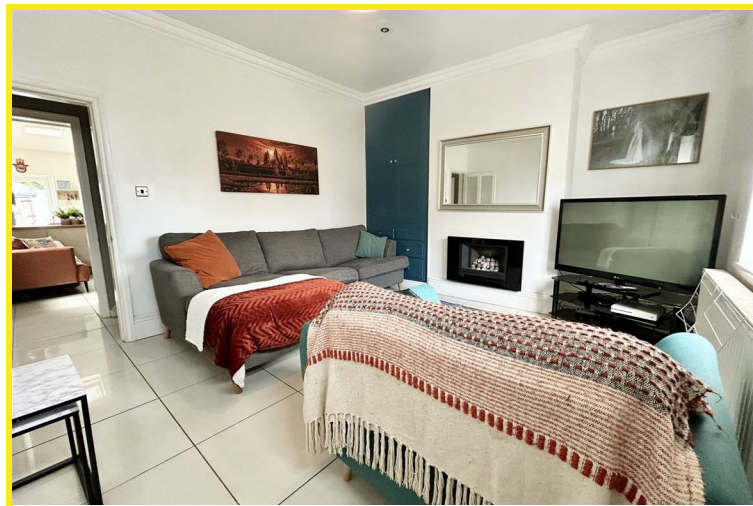
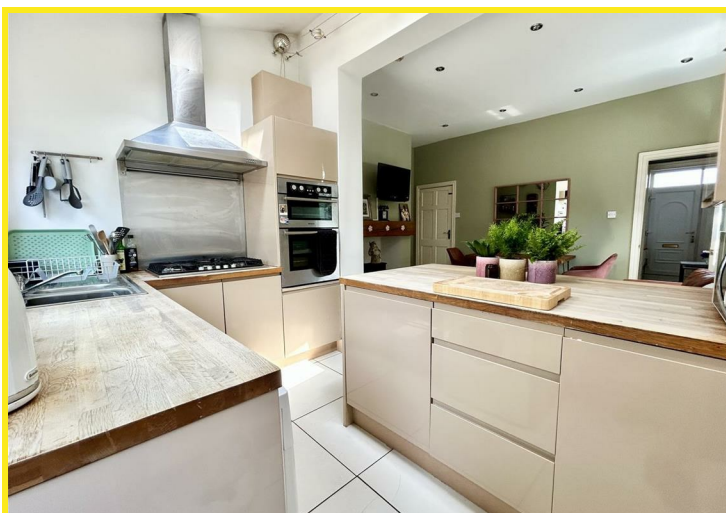
# 31 Leeds Road

Nestled on Leeds Road in the charming village of Kippax, this delightful two-bedroom end terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a cosy lounge that exudes warmth and character, leading seamlessly into a spacious open-plan sitting and dining room. This area is thoughtfully designed to connect with a contemporary fitted kitchen, complete with a range of built-in appliances, making it an ideal space for both entertaining and everyday living.

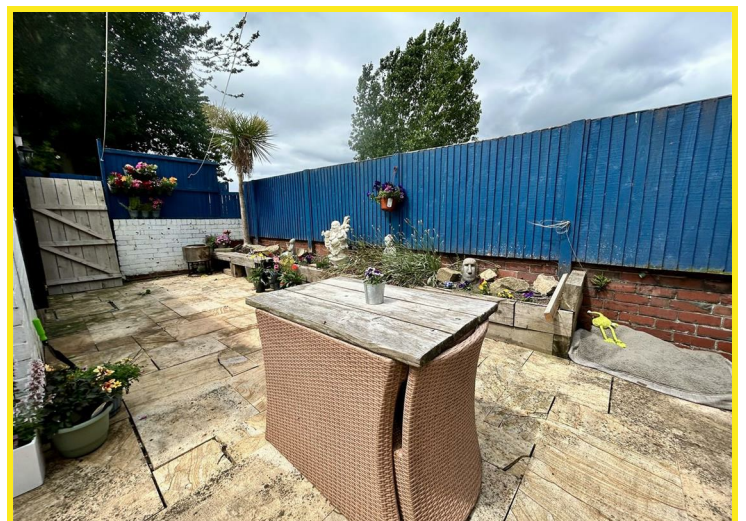
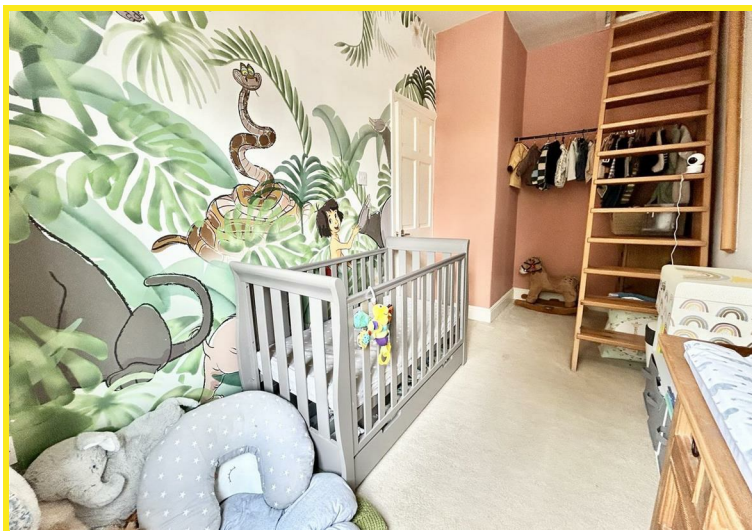
The property boasts a useful loft space, enhanced by a skylight window, providing additional versatility for storage or a creative nook. The main bedroom features a full range of fitted wardrobes, ensuring ample storage space, while the second bedroom offers a comfortable retreat. The four-piece bathroom suite is a standout feature, showcasing a freestanding bath, a shower cubicle, a vanity wash basin, and a low flush WC, all finished in a stylish white design.

Additional highlights include gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the home. Outside, the property is complemented by a buffer garden at the front, providing a pleasant first impression. The enclosed paved yard at the rear is perfect for outdoor relaxation and comes with three outbuildings, one of which houses a WC. For those in need of extra storage, a detached garage is conveniently located beyond the access road.

This charming terraced house is an excellent opportunity for first-time buyers or those seeking a comfortable home in a friendly community. With its modern amenities and inviting atmosphere, it is sure to appeal to a variety of prospective homeowners.









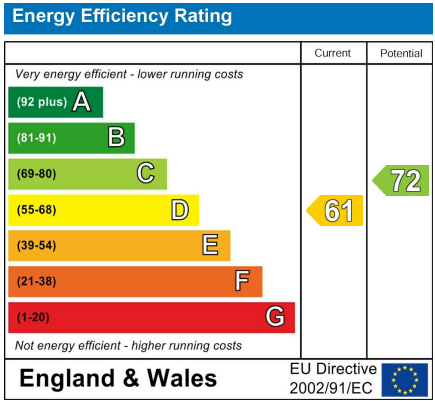
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office, turn left to the mini roundabout, taking your second exit right onto Leeds Road where the property can be found on your left hand side as indicated by the agents board.