

Mike
Dobson



8 The Close

Kippax, Leeds, LS25 7NB

£205,000

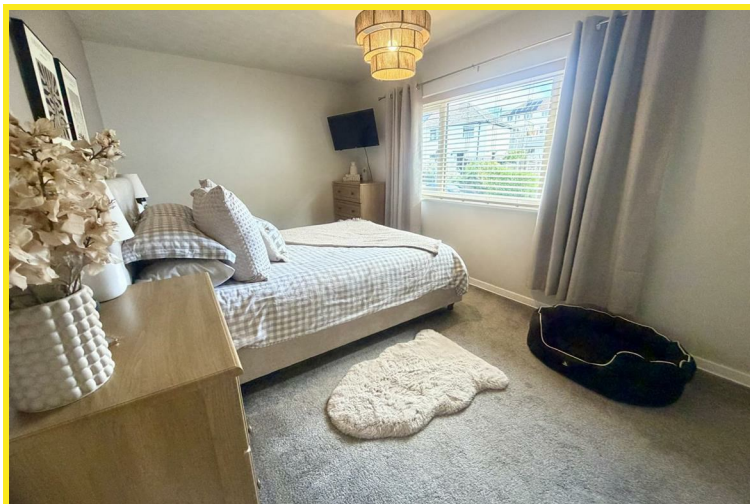
8 The Close

Nestled in a tranquil corner of The Close, Kippax, Leeds, this charming two-bedroom semi-detached house offers a delightful blend of comfort and style. Upon entering, you are welcomed into a spacious lounge that provides an inviting space for relaxation and entertainment. The dining kitchen is well-appointed, perfect for family meals and gatherings.

The property boasts two generously sized double bedrooms, ensuring ample space for rest and privacy. The modern three-piece white bathroom suite adds a touch of elegance and functionality to the home. Throughout the property, brand new oak doors enhance the aesthetic appeal, while gas central heating and PVCu double glazed windows ensure warmth and energy efficiency.

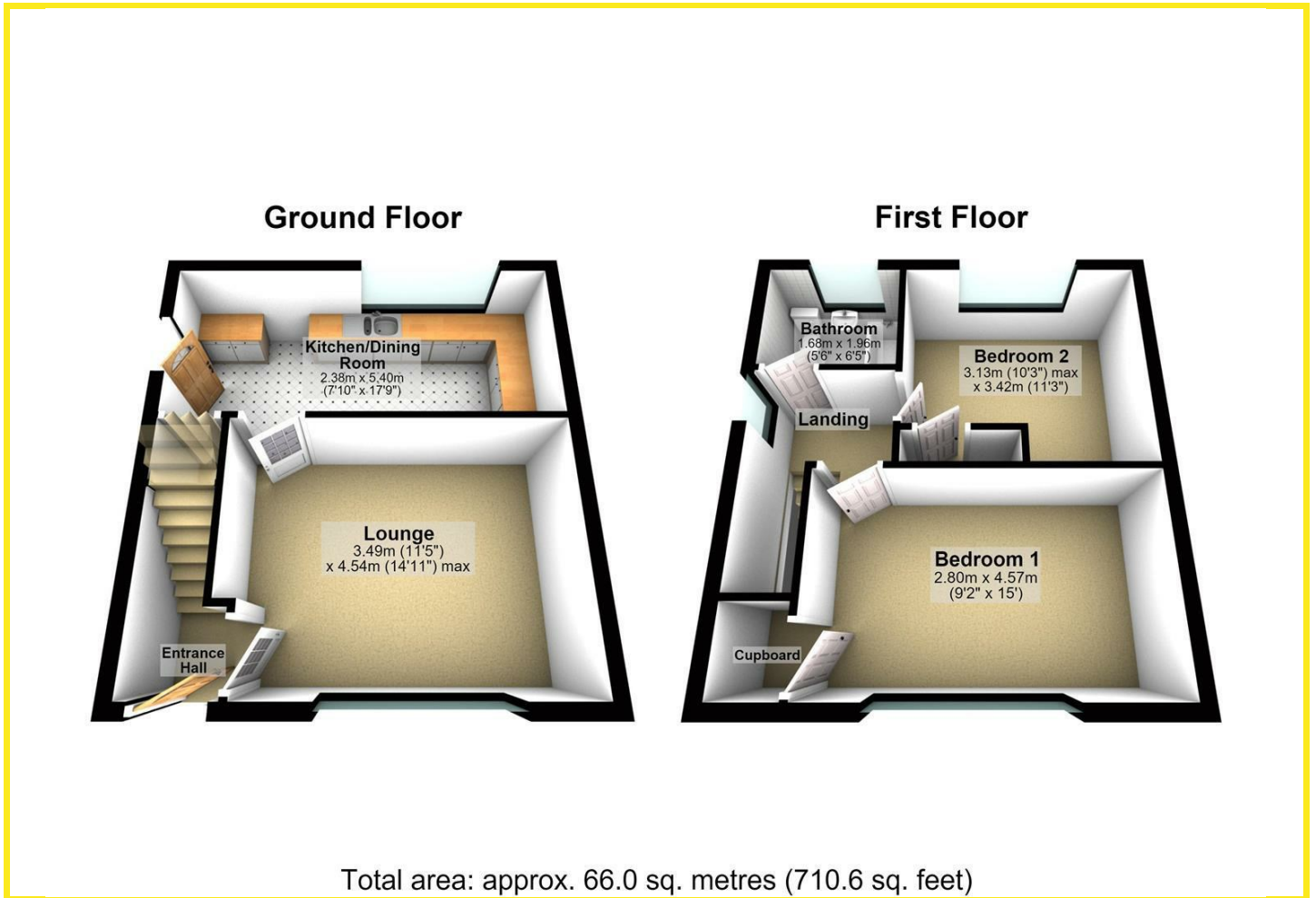
Outside, the property features a brick-paved driveway that accommodates parking for two vehicles, providing convenience for residents and guests alike. A gated side entrance leads to a private and enclosed large rear garden, a true highlight of this home. The garden is a peaceful retreat, featuring a generous paved patio that is ideal for outdoor dining and relaxation, complemented by a vast expanse of lawn surrounded by mature trees, offering both beauty and privacy.

This semi-detached house is perfect for those seeking a comfortable family home in a quiet yet accessible location. With its appealing features and spacious outdoor area, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this lovely property your own.

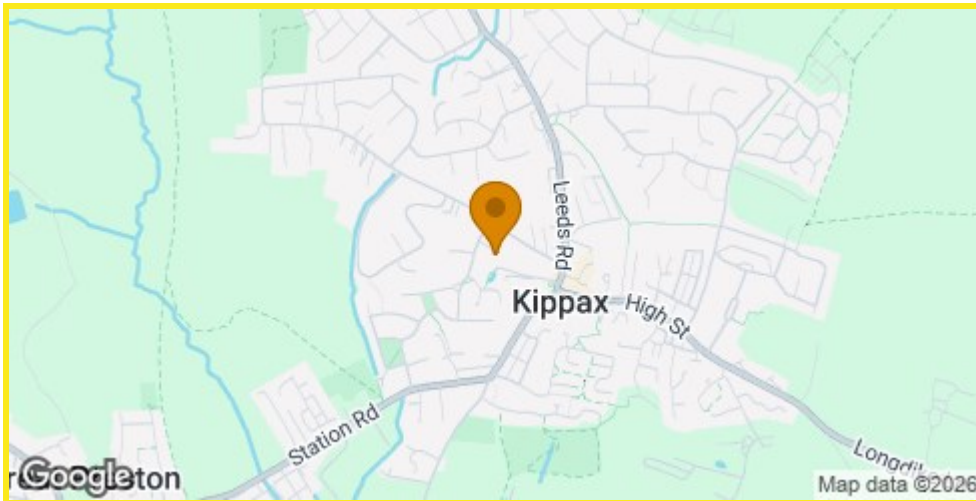




Floor Plan



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			
(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 proceed to the mini roundabout and turn right onto Leeds Road. Turn second left on to Westfield Lane and then left on to The Drive, taking your first left on to The Close where the property can be found at the end of the cul-de-sac on the right 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.

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