Mike Dobson







5 Hollins Beck Close

Kippax, Leeds, LS25 7RS

£425,000

5 Hollins Beck Close

Nestled in the tranquil cul-de-sac of Hollins Beck Close in Kippax, Leeds, this beautifully presented four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious entrance hall that leads to a generous lounge, ideal for relaxation and entertaining. The lounge features French doors that open into a charming sitting room, creating a seamless flow between spaces.

The heart of the home is undoubtedly the dining kitchen, which boasts a range of integrated appliances, making it a delightful area for culinary enthusiasts. A convenient ground floor WC adds to the practicality of the layout. The large conservatory, with its French doors leading to the rear garden, provides an abundance of natural light and serves as a perfect spot for family gatherings or quiet evenings.

Ascending to the first floor, you will find four well-proportioned bedrooms, each equipped with fitted wardrobes for ample storage. The main bedroom benefits from an en-suite shower room, while a stylish four-piece white bathroom suite serves the remaining bedrooms.

Outside, the property features a double-width driveway that accommodates parking for up to four vehicles, leading to a carport and an integral garage with a remote door, power, and lighting. The front garden is neatly lawned, while the fully enclosed rear garden offers a peaceful retreat, complete with flower beds and a composite decked seating area, perfect for outdoor entertaining.

With PVCu double glazing and a gas central heating system, which includes a boiler that is approximately three years old, this home is both energy-efficient and comfortable. This property is an exceptional opportunity for families seeking a spacious and well-appointed home in a desirable location.









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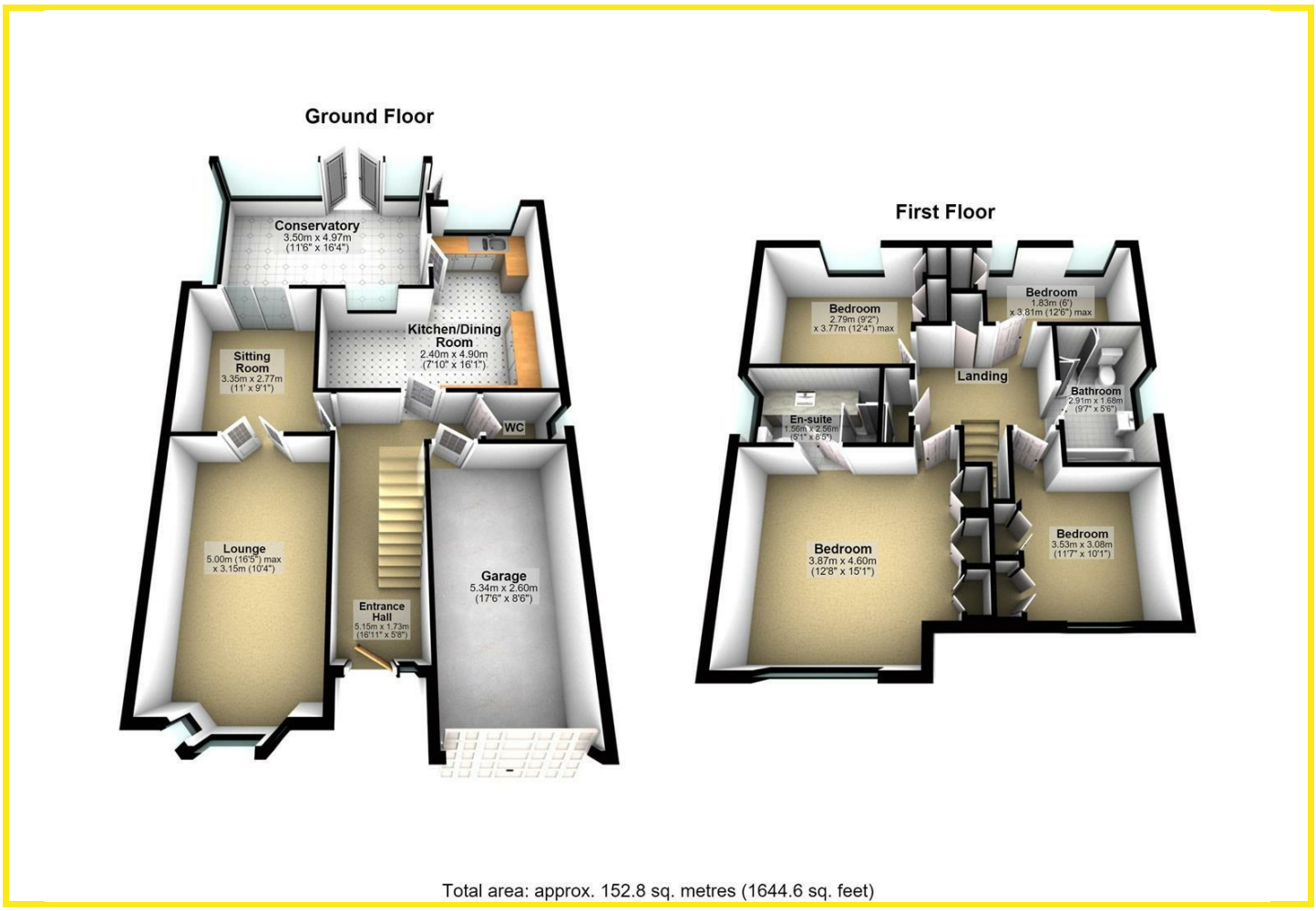








Floor Plan

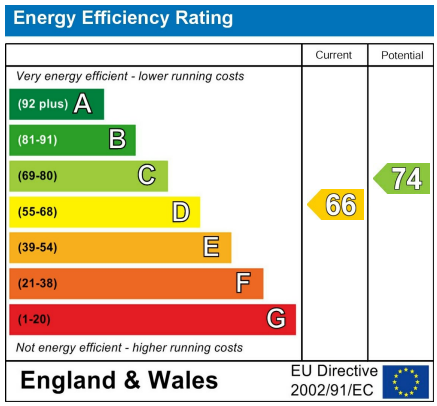


Total area: approx. 152.8 sq. metres (1644.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, at the bottom turn left onto Brigshaw Lane, then take your first right into Hollins Back Close where the property can be found on the left hand side as indicated by the Agents board

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4 High Street, Kippax, LS25 7AB
Tel: 0113 2873500 Email: kippax@mdobson.co.uk https://www.mdobson.co.uk