Mike Dobson







1 Blands Cottages Ashtree Grove

Kippax, Leeds, LS25 7AN

£240,000

1 Blands Cottages Ashtree Grove

Nestled just off Kippax High Street, this delightful semi-detached cottage presents an excellent opportunity for those seeking a modern yet cosy home. Having undergone a comprehensive refurbishment, the property boasts a fresh and inviting atmosphere, perfect for families or professionals alike.

The cottage features two/three bedrooms, providing ample space for relaxation and rest, with the third bedroom being a junior bedroom or ideal for a home office. The heart of the home is undoubtedly the newly fitted breakfast kitchen, equipped with a built-in oven, hob, and extractor, ready made housing for washer, dryer and ample space for a double fridge freezer. The property also has access to the cellar directly off the kitchen ideal for extra storage. The stylish shower room and WC have also been completely updated, ensuring a contemporary feel throughout.

The property benefits from gas central heating, with a new boiler and radiators installed, along with Hive controls for added convenience. This ensures a warm and comfortable environment during the colder months. The part new and part upgraded PVCu double glazing, along with new composite entrance door, enhance both security and aesthetics. There is also the added benefit of a full re-wire, new internal oak doors throughout and a damp proof course.

For those with vehicles, the property offers generous off road parking space which leads to a double garage with up and over doors. On a larger than average plot, you will find gardens to both the front and rear, with large paved seating areas to be able to sit outside and enjoy the sunshine, plus a generous lawn with flower beds to the borders. The plot also offers potential for further development, subject to the correct permissions.

In summary, this beautifully refurbished semi-detached cottage is a perfect blend of modern living and traditional charm, ready for you to move in and make it your own. Don’t miss the chance to view this exceptional property









Kippax, Leeds, LS25 7AN





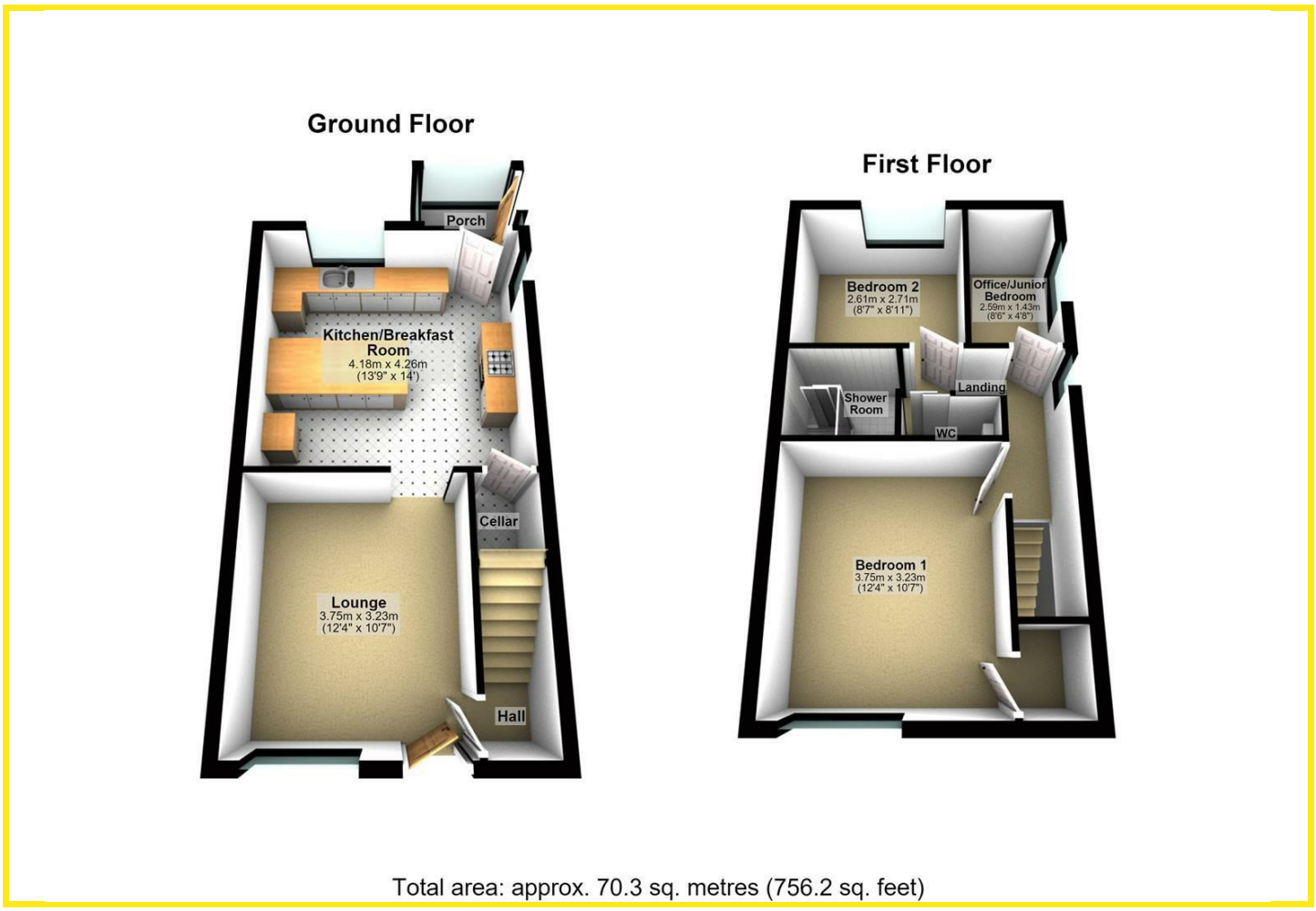








Floor Plan

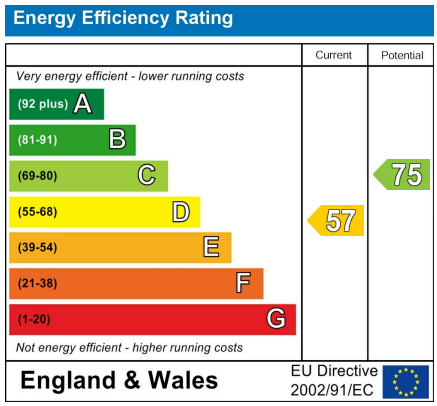


Total area: approx. 70.3 sq. metres (756.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street, take the third left Left onto Ashtree Grove where the property can be found on the left hand side as indicated by the agents board.

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