

Mike
Dobson



17 Keble Garth

Kippax, Leeds, LS25 7EZ

£295,000

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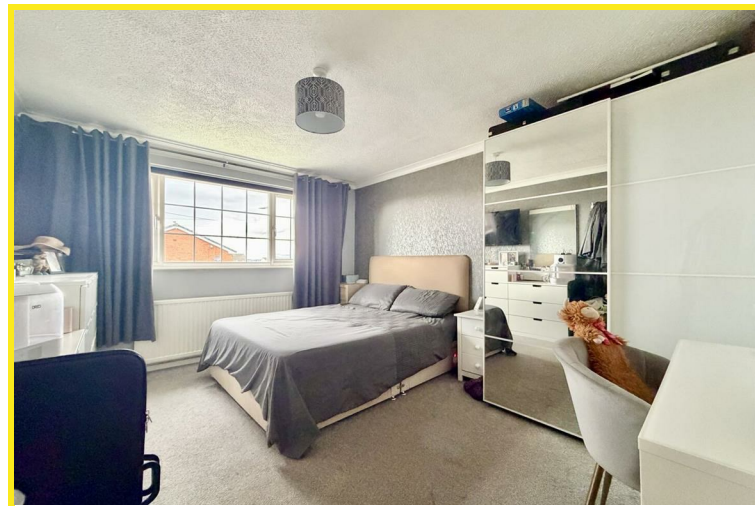
Located in the quiet cul-de-sac of Keble Garth in Kippax, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by an entrance porch that leads into a spacious entrance hall, setting the tone for the rest of the home.

From here you can find a well-appointed kitchen, featuring fitted units at both high and low levels, complemented by a four-ring electric hob and oven, making it an ideal space for culinary enthusiasts. The open-plan lounge and dining area is bathed in natural light, thanks to the French doors that open into a lovely conservatory, perfect for enjoying the garden views throughout the seasons.

On the first floor, you will find three bedrooms, providing ample space for family or guests. The modern three-piece white shower room adds a touch of elegance and functionality to the home.

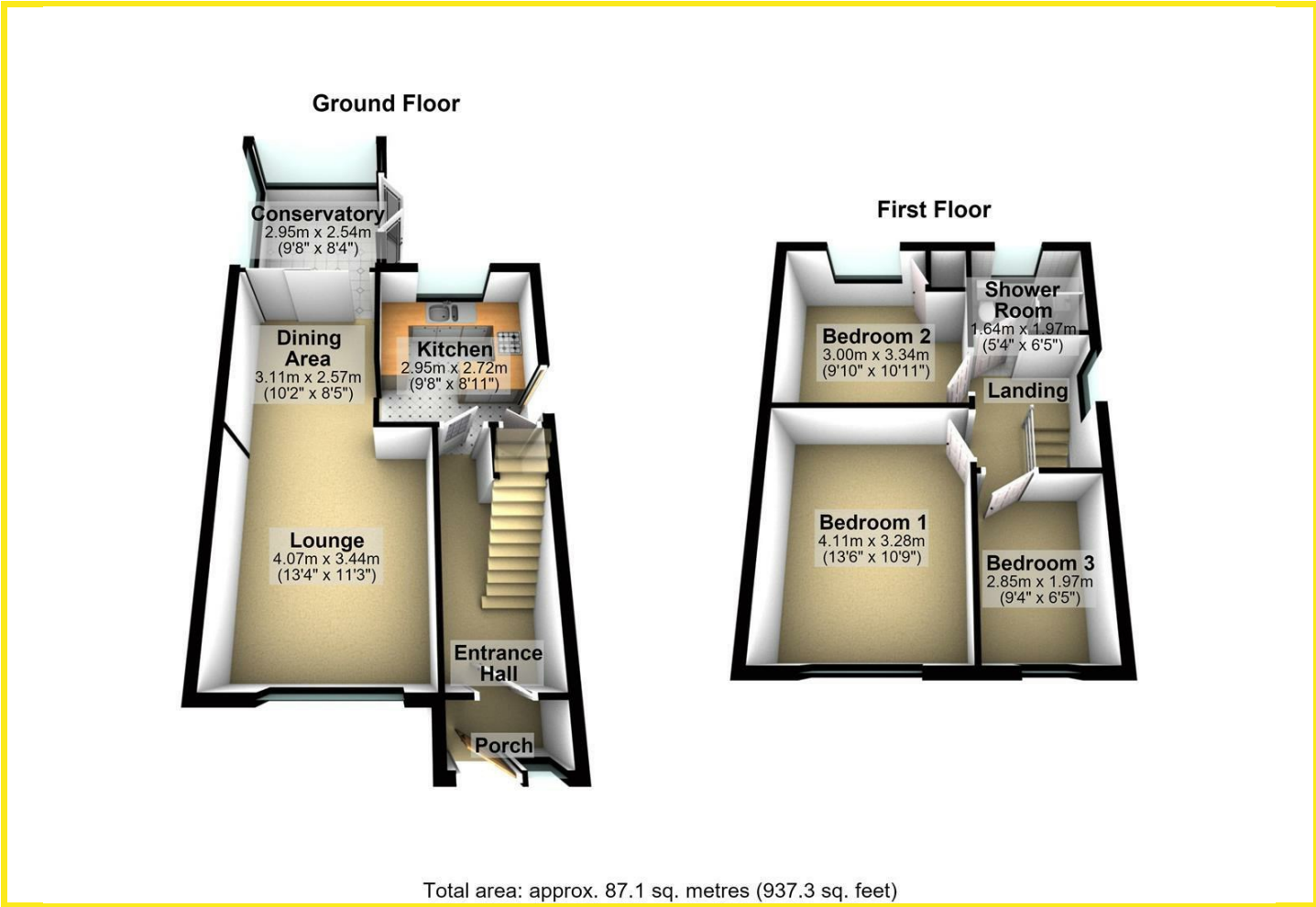
Outside, the property boasts off-road parking, with a timber gate leading to a garage, ensuring convenience for your vehicles. The private and enclosed rear garden features a paved patio seating area that is perfect for al fresco dining or relaxing in the sun. Steps lead up to a lawn, with an additional seating area located at the rear of the garage, providing a peaceful retreat for outdoor enjoyment.

This delightful home in Kippax is not only well-situated but also offers a wonderful living space for families or those seeking a serene lifestyle. With its appealing features and inviting atmosphere, it is a property that truly deserves your attention.

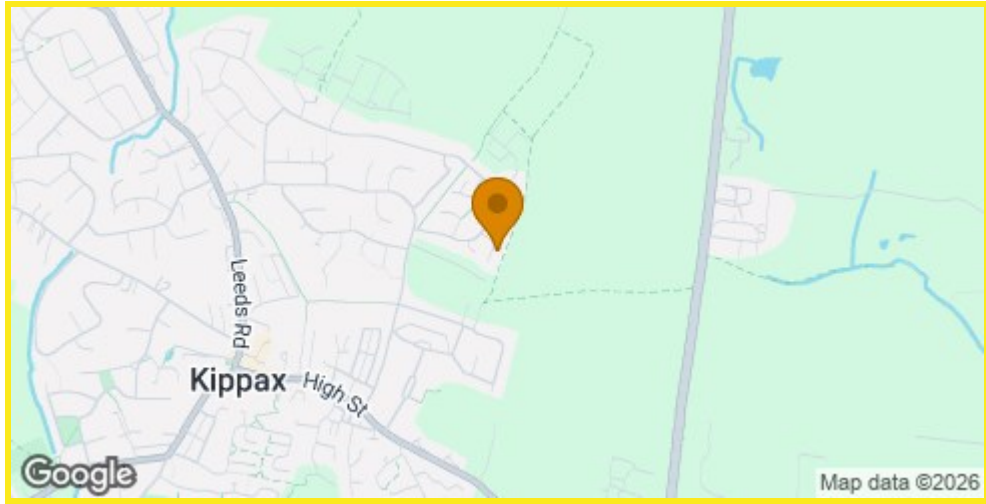




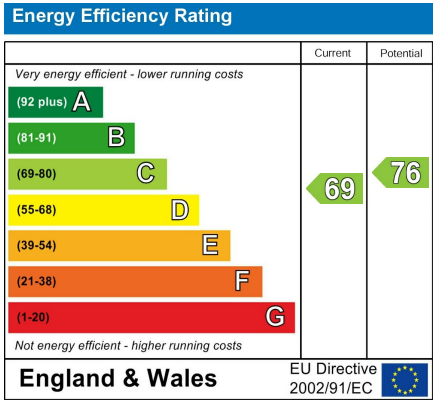
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street taking the fourth turning left onto Gibson Lane, continue down taking the third turning right onto Sandgate Drive and first left onto Keble Garth where the property can be found on the left hand side as indicated by the agents board.

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