Mike Dobson







67 Goodwood Avenue

Kippax, Leeds, LS25 7HS

£285,000

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Nestled in a tranquil cul-de-sac on Goodwood Avenue in Kippax, Leeds, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully extended and updated by the current owners, ensuring a welcoming atmosphere throughout.

Upon entering, you are greeted by a stylish PVCu double glazed side porch that leads into a brand new fitted dining kitchen. This space is equipped with a range of integrated appliances and features patio doors that open into an extended garden room which has French door leading to the rear garden, creating a seamless connection between indoor and outdoor living. The spacious lounge, complete with a charming wood-burning stove, provides an inviting area for relaxation and entertainment.

The first floor boasts three well-proportioned bedrooms, each fitted with wardrobes, alongside a modern white family bathroom suite. The property benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout.

Externally, the property stands out with a larger than average driveway, secured by wrought iron gates, offering ample off-road parking for up to six vehicles. A carport leads to a detached garage, which is currently utilised as a gym and is equipped with power and lighting. The rear garden is thoughtfully designed with paving and raised planters, providing a low-maintenance outdoor space.

Additionally, the garden room, complete with full power and lighting, presents an ideal opportunity for a home office or creative space. This delightful property is perfect for families seeking a modern home in a peaceful setting, while still being conveniently located for local amenities and transport links.









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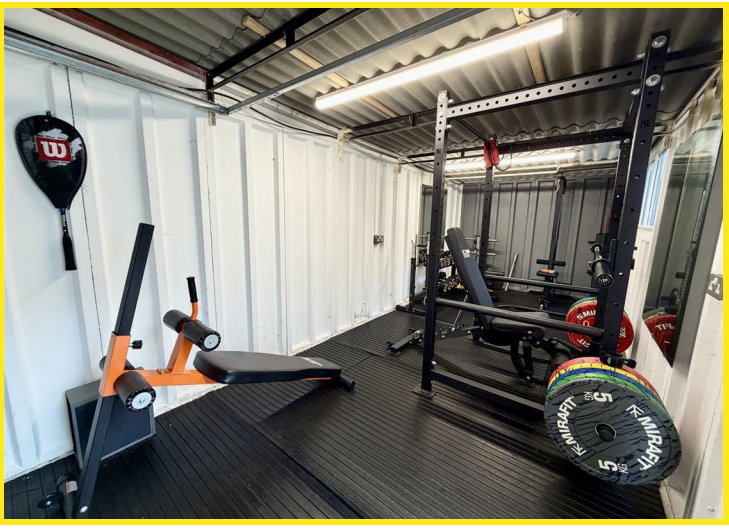












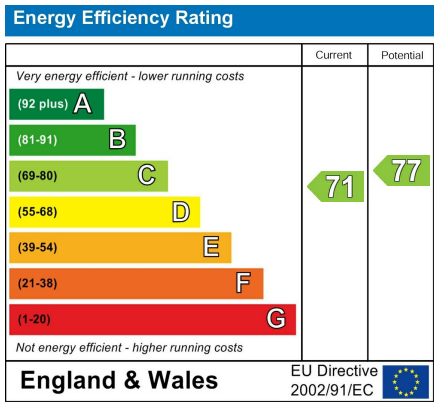
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the second exit right onto Leeds Road, take the second left onto Westfield Lane, continue down the hill and take a right at the bottom onto Kempton Road. Continue on this road up the hill to the junction and take a right onto Goodwood Avenue where the property can be found on the left hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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