



HODSONS



£1,250

Westfield Lane

Leeds, LS25 7HU



PROPERTY SUMMARY

We are pleased to offer this larger than average, impressive **THREE BEDROOM** semi detached house, situated in the popular village location of Kippax, being within 10 minutes drive of the M1 motorway network and 30 minutes to Leeds City Centre. The property is well decorated throughout and the accommodation comprising of entrance, lounge, under stairs storage/boiler cupboard, extended large dining kitchen with American style fridge/freezer, dishwasher (left as a gesture), washer (left as a gesture) and double gas cooker, ground floor bathroom with new mixer shower and separate WC, stairs and landing, master bedroom (optional furniture of king size bed frame, desk/dresser unit, two sets of drawers and double wardrobe unit - all matching and in the photos), en suite shower room/WC, further double bedroom to the rear plus good single bedroom, plus house bathroom. Externally garden areas to front and rear with long driveway and detached garage.

3



2



2





Approx Gross Internal Area
91 sq m / 981 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Leeds City Council

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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OFFICE DETAILS

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