



**Station Road
Kippax
Leeds
West Yorkshire
LS25 7LB**

Offers in Excess of £162,000

bettermove

Station Road Leeds

Bettermove are proud to present this 3 bedroom semi-detached house in Kippax available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

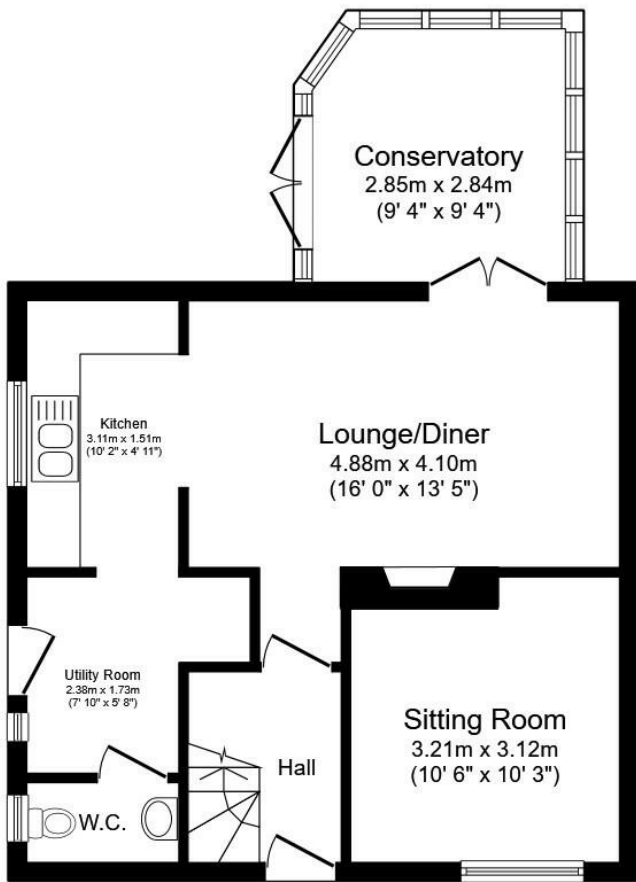
The council tax band is A.

The interior of this property comprises a spacious open plan living dining room, fitted kitchen, utility room, w/c and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

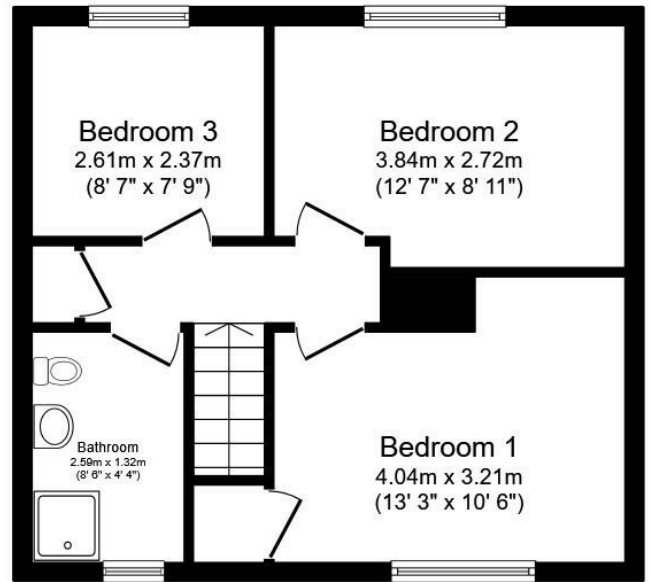
Located in the popular town of Kippax, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A63, M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Ground Floor



First Floor

Total floor area 90.6 sq.m. (975 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk