



Gibson Lane | Kippax | LS25 7JN

£265,000

Three Bedroom Detached Bungalow | Council Tax Band C | EPC Rating D

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* THREE BEDROOM DETACHED PROPERTY * NO CHAIN! *
GOOD SIZED PLOT * LOUNGE WITH PATIO DOORS * GARAGE
& DRIVEWAY *

A splendid three bedroom detached bungalow, located in an area with excellent public transport links and a host of local amenities. This property offers the perfect blend of privacy, convenience, and comfort with its unique features, including ample off road parking, a lush low maintenance garden, a single garage, and the added benefit of NO ONWARD CHAIN!

The property is well-proportioned throughout and stands on a good-sized plot. It comprises three bedrooms, one of which is a spacious master bedroom, complete with patio doors, offering an abundance of natural light. The second bedroom is a generous double, and the third is a comfortable single, both of which benefit from built-in wardrobes.

The property also features a good sized lounge, a tranquil space that boasts a warm fireplace, a beautiful garden view, and patio doors, offering easy access to the garden. This room is perfect for relaxing or entertaining guests. The bungalow also benefits from a fitted kitchen, fully equipped with integrated appliances, making it an ideal space for those who enjoy cooking. Furthermore, there is a well-appointed shower room, making up the bathroom facilities.

This property is truly a gem in its location, offering potential buyers the benefit of convenient living while being close to local amenities. The bungalow's layout, combined with its unique features, promises a comfortable and desirable living experience. It is an attractive opportunity for those seeking a quiet, yet accessible, homely setting.

Porch

Double-glazed window to front, radiator, door.

Inner Hallway

Door to built-in storage cupboard, door to:

Lounge 5.13m x 3.18m (16'10" x 10'5")

Coal effect electric fire with surround, radiator, dado rail,

two wall lights, coving to ceiling, double glazed patio door to garden.

Fitted Kitchen 2.24m min x 3.43m max (7'4" min x 11'3" max)

7'4" min x 11'3" max (8'10" min)

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, plumbing for automatic washing machine, built-in electric oven, built-in ceramic hob, built-in microwave, double-glazed window to front, radiator, double-glazed door to garden.

Master Bedroom 3.40m x 3.28m (11'2" x 10'9")

Currently used as a dining room.

Radiator, dado rail, coving to ceiling, double-glazed patio door to garden.

Bedroom 2 3.23m max x 2.74m to robes (10'7" max x 9'0" to robes)

10'7" max (8'1" min) x 9'0" to robes

Double-glazed window to front, fitted wardrobes to one wall with mirrored sliding doors, hanging rail and shelving, radiator, dado rail, coving to ceiling.

Bedroom 3 1.68m to robes x 2.44m (5'6" to robes x 8'0")

Double-glazed window to side, built-in wardrobes to one all with mirrored sliding doors, hanging rail and shelving, radiator.

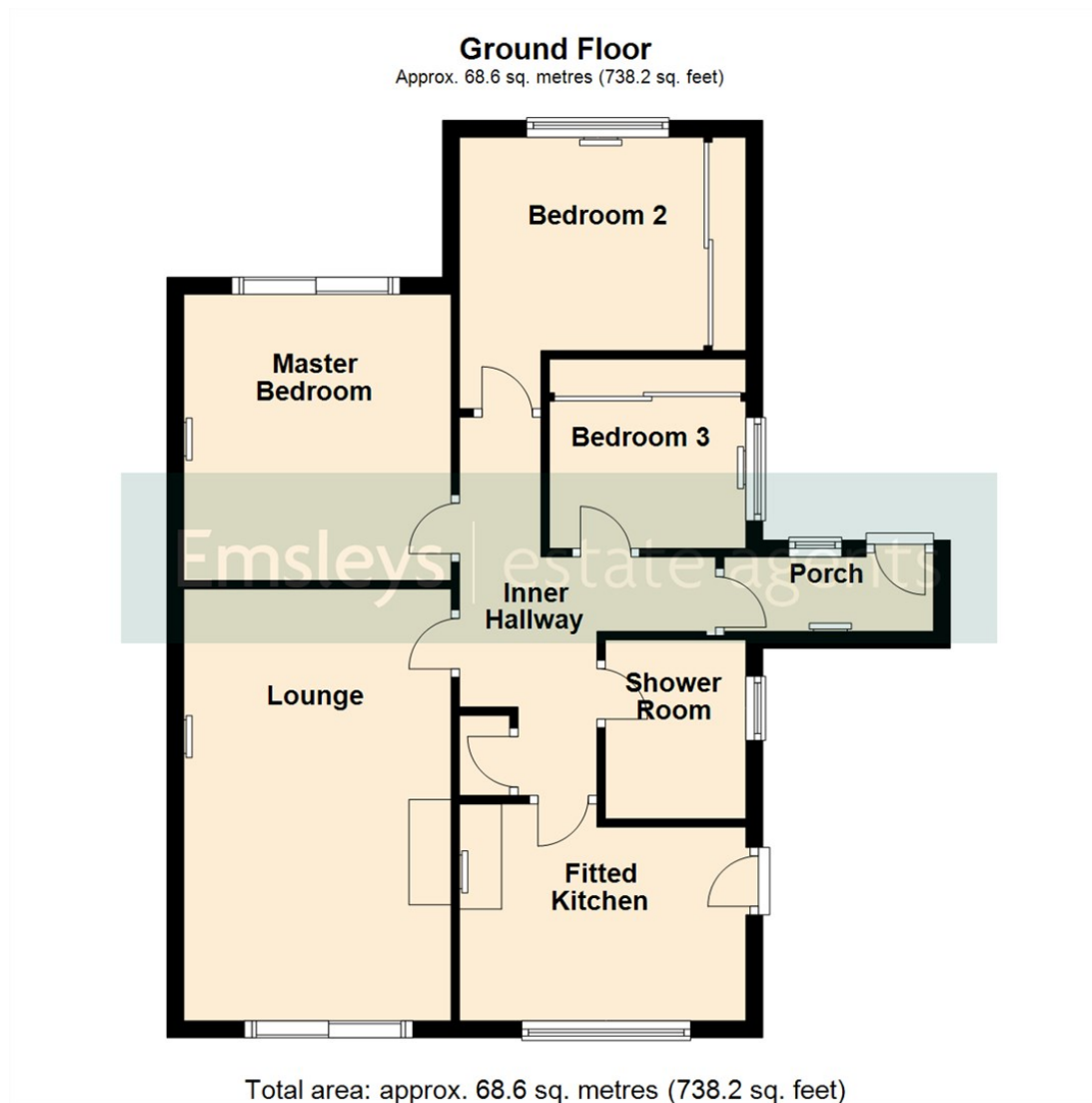
Shower Room

Double-glazed window to side. Fitted with a three piece suite comprising shower cubicle with electric shower, low level W.C and pedestal wash hand basin. Ladder style radiator, fully tiled and tiled floor.

Outside

There is a lawned garden to the front with a large block paved driveway to the side offering ample off road parking for a number of vehicles. The driveway leads to a single detached garage. The garage has an up and over door and has both power and light connected. Side gated access leads to a fully enclosed rear garden. The garden is low maintenance, being mainly paved and graveled. In addition there is a garden shed and greenhouse.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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