



## 95 Gibson Lane, Kippax, LS25 7JL

Nestled in the charming area of Kippax, this delightful detached house on Gibson Lane offers a perfect blend of comfort and modern living, making it an ideal choice for families. Spanning an impressive 990 square feet, the property boasts three spacious double bedrooms, ensuring ample space for relaxation and rest.

Upon entering, you are welcomed into a bright and airy open plan living, dining, and kitchen area, which creates a warm and inviting atmosphere for both family gatherings and entertaining guests. The layout is designed to enhance connectivity and flow, making it a wonderful space for everyday living.

The property also features a well-maintained private rear garden, providing a tranquil outdoor retreat where children can play and adults can unwind. This outdoor space is perfect for summer barbecues or simply enjoying a quiet moment in nature.

Conveniently located close to local amenities, residents will find shops, schools, and parks within easy reach, ensuring that all essential services are just a stone's throw away. This prime location, combined with the home's generous living space, makes it a fantastic opportunity for those seeking a family-friendly environment.

In summary, this detached house on Gibson Lane is a splendid choice for families looking for a comfortable and stylish home in Kippax. With its modern features, spacious layout, and convenient location, it is sure to impress.

- 3 BEDROOM DETACHED HOUSE
- OPEN PLAN LIVING, DINER AND KITCHEN
- 3 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- PERFECT FOR FAMILIES

**£275,000**



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
72.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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