



The Ledston Gibson Lane, Kippax Leeds LS25 7BA

welcome to

The Ledston Gibson Lane, Kippax Leeds

New to market! This beautifully designed 4-bedroom home blends modern convenience with family-friendly living. From the open-plan kitchen with bi-fold doors to the sun-drenched garden, every detail is crafted for comfort and connection!!



The Ledston

Designed for busy families, these homes offer superb family space on the ground floor with a separate lounge and dining kitchen. These gardens also get the evening sun - so entertaining from the kitchen area with the bi folding doors will be superb - LAYOUT CHANGES TO THE GROUND FLOOR to provide an open plan living space are possible subject to early reservations. Please ask the sales team for more information.

Upstairs, discover four spacious bedrooms including a luxurious master suite with walk-in wardrobe and private ensuite, your personal retreat after a busy day.

The bathroom in this house offers a four-piece suite again with separate bath and shower and the spacious room sizes offer a great space for children as well as anyone working from home.

Sales Assist

Got a House to sell? You can still reserve a plot.

On some properties, we may be able to offer Sales Assist or Part Exchange if you have an existing house to sell. With our in house sales team on hand to assist and give our expert advice we can help support you with this process.

10 Year Warranty

All properties for peace of mind come with a 10-year structural build warranty as well as the standard builder and manufacturers warranties for all appliances.

Tenure

Freehold
No maintenance charges

Epc Rated B

Energy Rated B
'Green Mortgage Approved'
Solar Panels
EV Charger

Kitchen Specification

Range of wall and base units
Electric oven and ceramic hob
Extractor hood
Integrated 70/30 fridge freezer
Integrated dishwasher

Bathroom Specification

Part tiled bathroom walls.
Contemporary white sanitary ware
Bath & walk in shower in main bathroom
Chrome taps & fittings
Chrome towel radiator

Decoration Specification

White finished doors with chrome ironmongery '
White gloss paint to woodwork
Flat white finish to ceilings
White emulsion to walls

Electrical Specification

Electric car charging point
BT Fibre Broadband data point to living room
Downlights in bathroom & kitchens
White sockets and light switches
Solar panels as standard

Heating Specification

Ideal instinct combi boiler with smart gas central heating & wireless room stat
Loft insulation in line with building regulations
Cavity wall insulation
White radiators

External Specification

Secure GRP front door
Mains operated smoke detectors to hall and landing
PVCu double-glazed windows
Low maintenance PVCu fascia's soffits

Garden Specification

Rear garden fence 6ft fence and timber side gate
6 flag patio area & paths to the side and rear of the house
Front & rear external light
Driveways finished in block paving as per plans.

Show Home Visits

To avoid disappointment please do not attend any of our development sites without an appointment.

We understand that it is a very exciting time purchasing a new home a, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only.

We cannot allow anyone on to site without a prior appointment with our Sales Team

Save Money On Your Mortgage

To avoid disappointment please do not attend any of our development sites without an appointment.

Green Deal mortgages, offered by numerous major lenders, provide financial incentives and reduced mortgage rates for homeowners investing in EPC A-B rated homes.

Incentives

Incentives are available on selected plots subject to the plot and terms and conditions. Please ask the sales team for more information.

Ground Floor Entrance Hall

17' 6" x 8' 8" (5.33m x 2.64m)

Lounge

17' 9" x 8' 5" (5.41m x 2.57m)

Kitchen Diner

10' 8" x 17' 8" (3.25m x 5.38m)

Guest Wc



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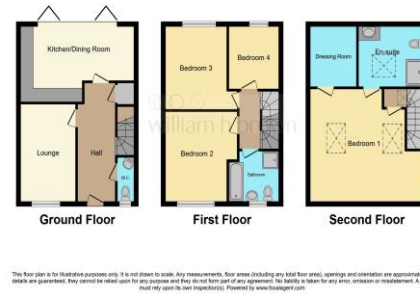
welcome to

The Ledston Gibson Lane, Kippax Leeds

- Spacious Master Suite with Walk In Wardrobe & Ensuite
- Guest WC, Four Piece Bathroom & Ensuite
- Open Plan Dining Kitchen - South Facing Garden
- Layout Changes To Ground Floor - Optional
- Choices Of Fixtures & Fittings

Tenure: Freehold EPC Rating: Exempt

£299,995



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF113330](https://www.williamhbrown.co.uk/Property/CAF113330)



Property Ref:
CAF113330 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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