

Mike
Dobson



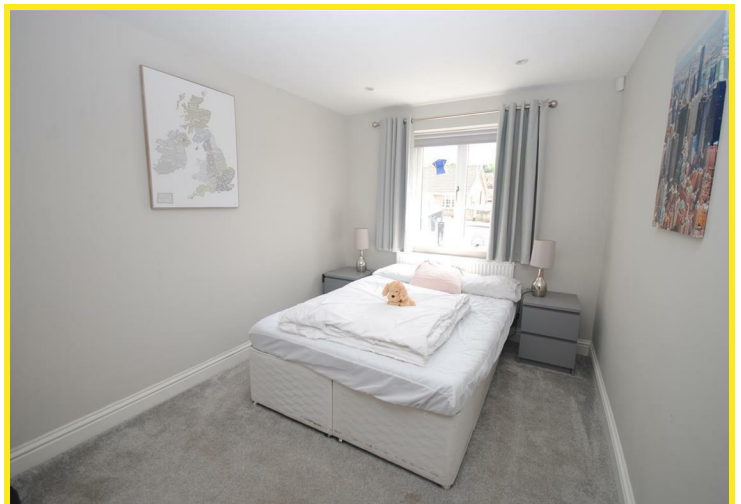
260 Gibson Lane
Kippax, Leeds, LS25 7JN

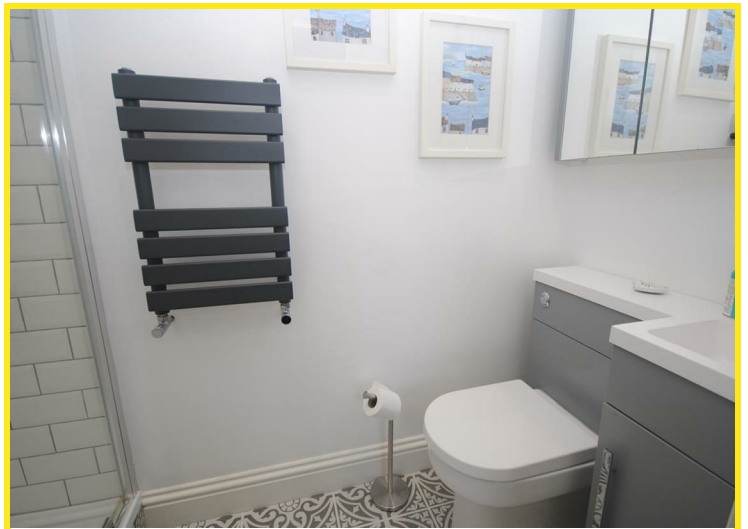
No Onward Chain £275,000

260 Gibson Lane

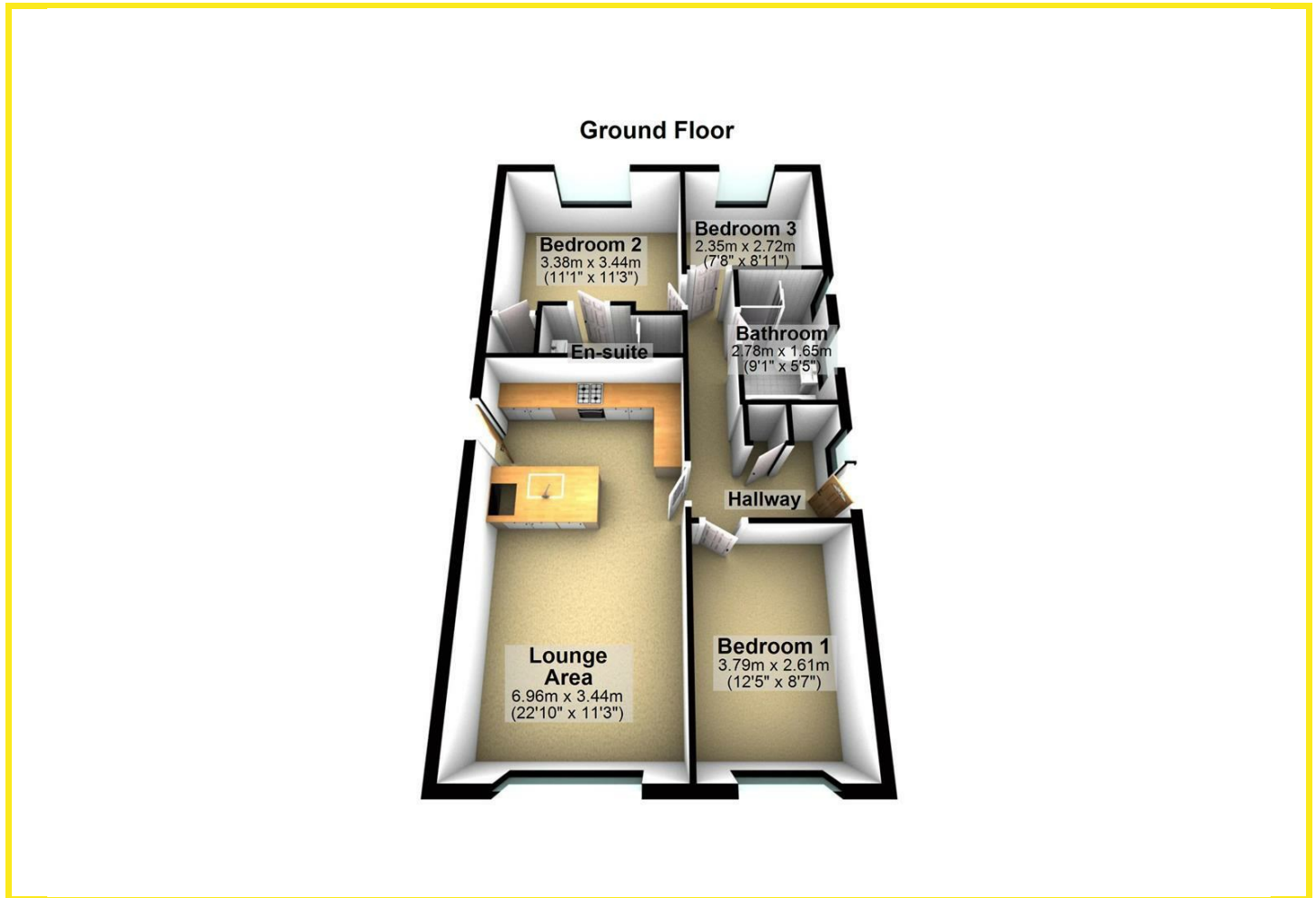
An opportunity has arisen to purchase a three-bedroom detached bungalow, situated in a popular location close to local shops, schools, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises entrance hall, open plan lounge, and kitchen with breakfast bar seating, three bedrooms, the main bedroom having an en-suite shower room and house bathroom. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows and composite entrance doors. Wood burning stove to the lounge which is open plan to the breakfast kitchen which has been re-fitted with a modern range of units and a full range of integrated appliances to include, gas hob, extractor chimney hood over, electric oven, microwave, dishwasher, fridge, and freezer. The main bedroom has a re-fitted en-suite shower room with shower cubicle, vanity wash basin, and low flush WC housed in vanity display with fitted cupboard. The main bathroom has also been re-fitted with a four piece, fully tiled white suite comprising freestanding bath with mixer shower taps, double walk-in shower cubicle, vanity wash basin, and low flush WC housed in vanity display with fitted cupboards. Externally a driveway provides off road parking with timber gates leading to a detached garage having an electric roller door, power, and lighting, the front garden has a small lawned area. To the rear of the property is a brick paved patio and lawned garden.

This property is being offered for sale with no onward chain and an early viewing is essential.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office head towards the mini roundabout. Take the second exit on to Leeds Road and continue down the hill. Turn right on to Gibson Lane where the property will be found on the left hand side as indicated by the Agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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