

Mike
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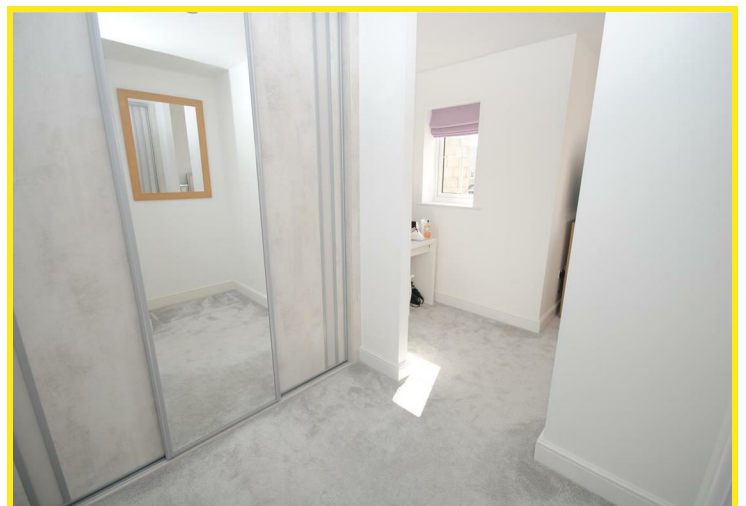
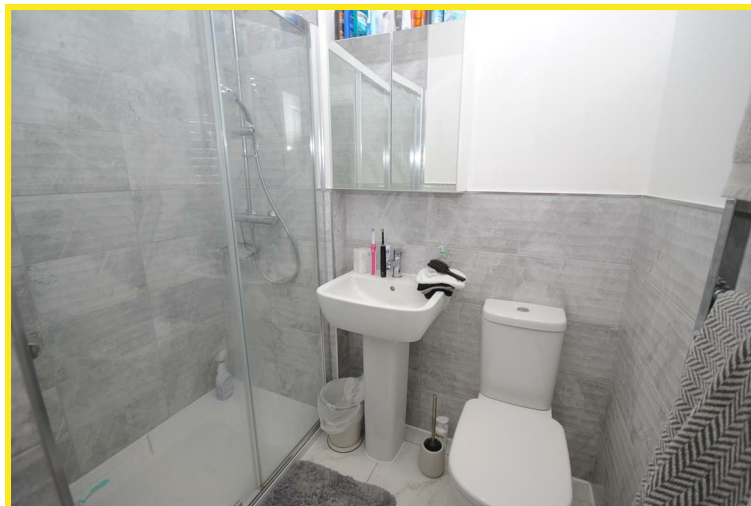


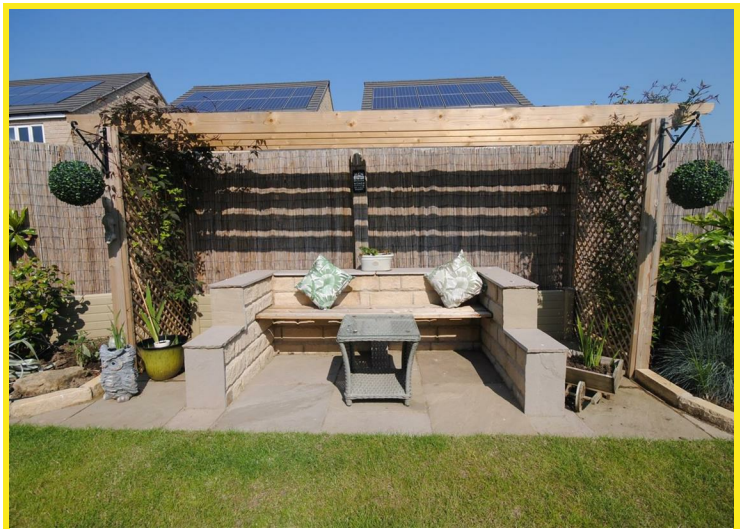
2 Blenheim Drive
Kippax, Leeds, LS25 7FT

£460,000

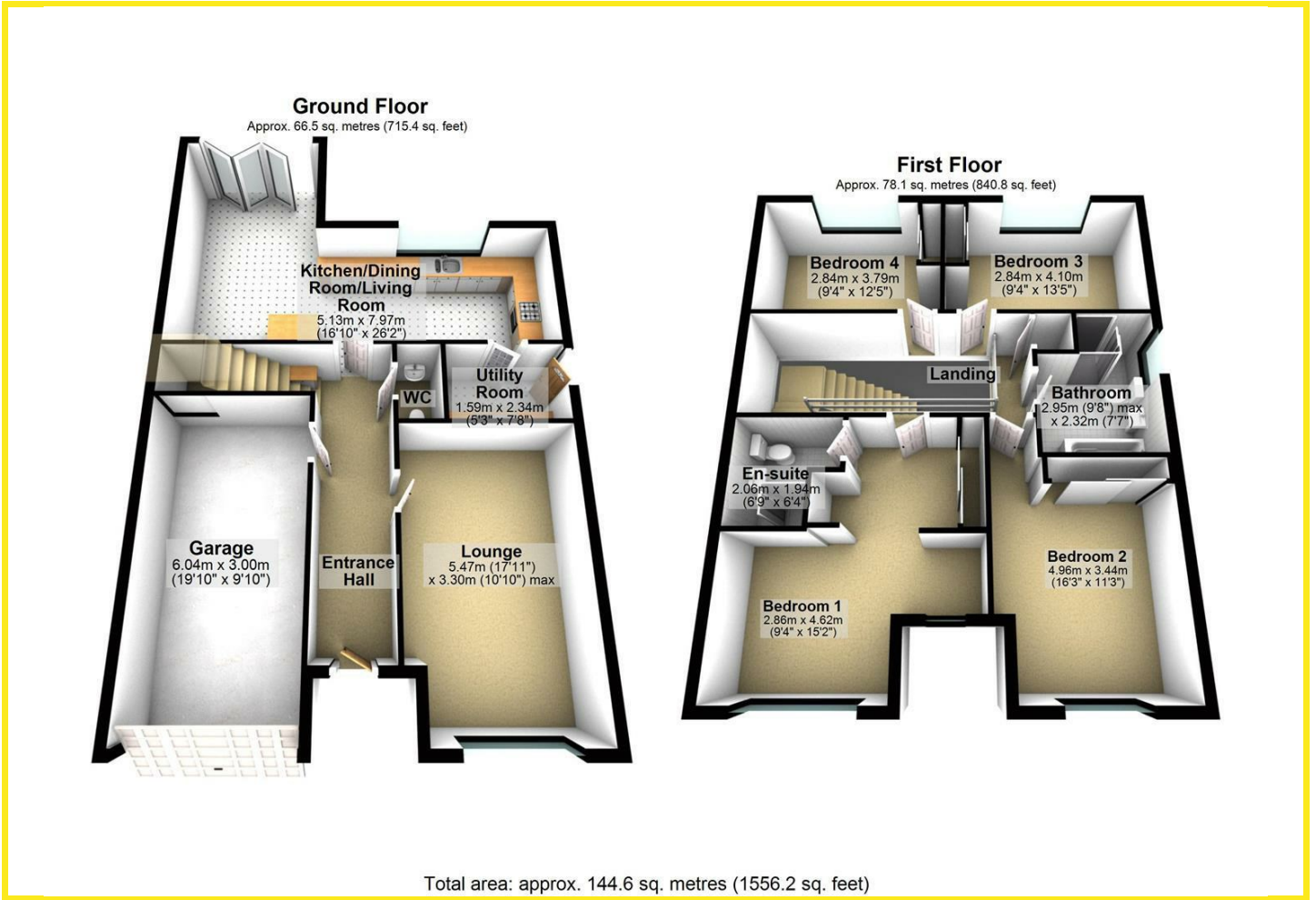
2 Blenheim Drive

We are delighted to bring to the market this beautifully presented executive style, four double bedroom detached family home, built by Berkeley De Veer in October 2020. This lovely home, which has been finished to a high standard throughout, briefly comprises entrance hall, spacious lounge, two piece white ground floor WC, door to integral garage, spacious open plan kitchen/dining/family room, with a range of built in appliances to include gas hob with extractor chimney hood over, built in eye level electric double oven, integrated fridge freezer and dish washer, breakfast bar, bi-fold doors opening to rear garden, door leading separate utility room. The first-floor landing leads to four double bedrooms all having fitted wardrobes, the master bedroom having walk in dressing area with fitted wardrobes and door leading to the en-suite shower room which is part tiled and includes an independent shower cubicle, pedestal wash basin and low flush WC. The family bathroom is partially tiled and has a four-piece white suite with separate shower cubicle, panelled bath, wash basin and low flush WC. housed in vanity display with fitted cupboard's. The property benefits from PVCu double glazing throughout and gas central heating. Externally the property has a double width block paved driveway that leads to the integral garage with up and over door, power and lighting and to the side of the property is a small garden area that is fully stocked with plants and shrubs. The rear garden, which has been landscaped by the current owner, is fully enclosed and captures all day sunshine with three separate seating areas and a lawned garden with well stocked flower beds and garden lighting. There is a garden shed with power and lighting and an electric car charging point plus external power sockets and front and rear water taps. Viewing is an absolute must to fully appreciate this stunning family home.

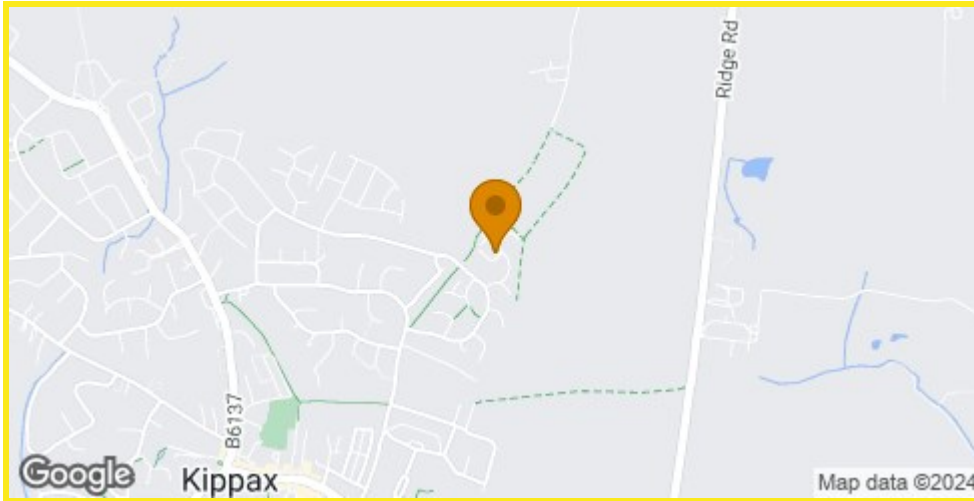




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(55-68) D			
(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 turn Right up High Street taking the Forth turning Left onto Gibson Lane. Proceed down the hill, turning Right onto Sandgate Drive. Take the Third turning Right into Merton Close, first left onto Blenheim Drive where the property can be found immediately on the right hand side.

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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