

Mike
Dobson



16 Lyndale

Kippax, Leeds, LS25 7LF

£275,000

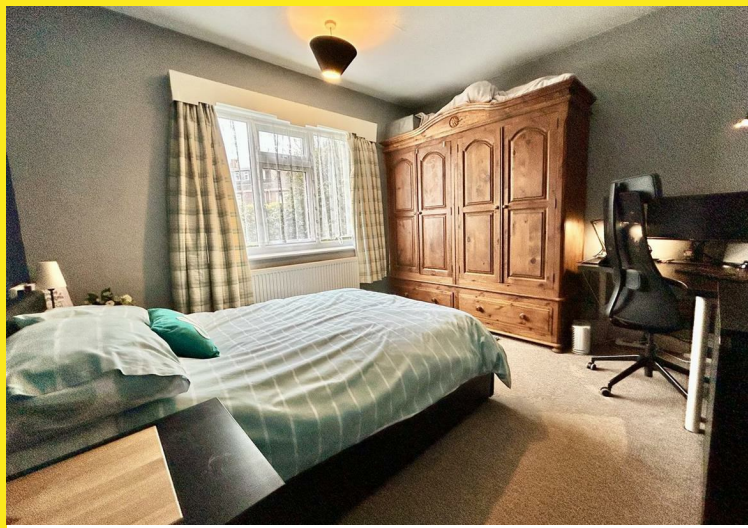
16 Lyndale

A rare opportunity has arisen to purchase this traditional style two bedroom detached bungalow, situated at the head of a cul-de-sac location within walking distance to local shops, schools, public transport services and within easy reach of the A1/M1 motorway. The accommodation briefly comprises spacious entrance hallway, lounge which has French doors leading to the conservatory, the conservatory also has French doors which lead to the delightful rear garden, a modern re-fitted kitchen has a good range of high and low level units with a range of integrated appliances to include gas hob with extractor chimney over, built in electric oven, fridge freezer and dishwasher, two double bedrooms, the main bedroom having a brand new range of fitted wardrobes (installed in 2023), and wet room with electric shower, pedestal wash basin and a low flush WC. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows and entrance doors. Externally a driveway provides off road parking and leads to detached garage with up and over door, power, and lighting. Lawned garden to the front. Wrought iron gate and pathway provides access to the private and enclosed rear garden which has a paved seating area and leads to an extensive lawned garden with a large variety of mature trees and shrubs.

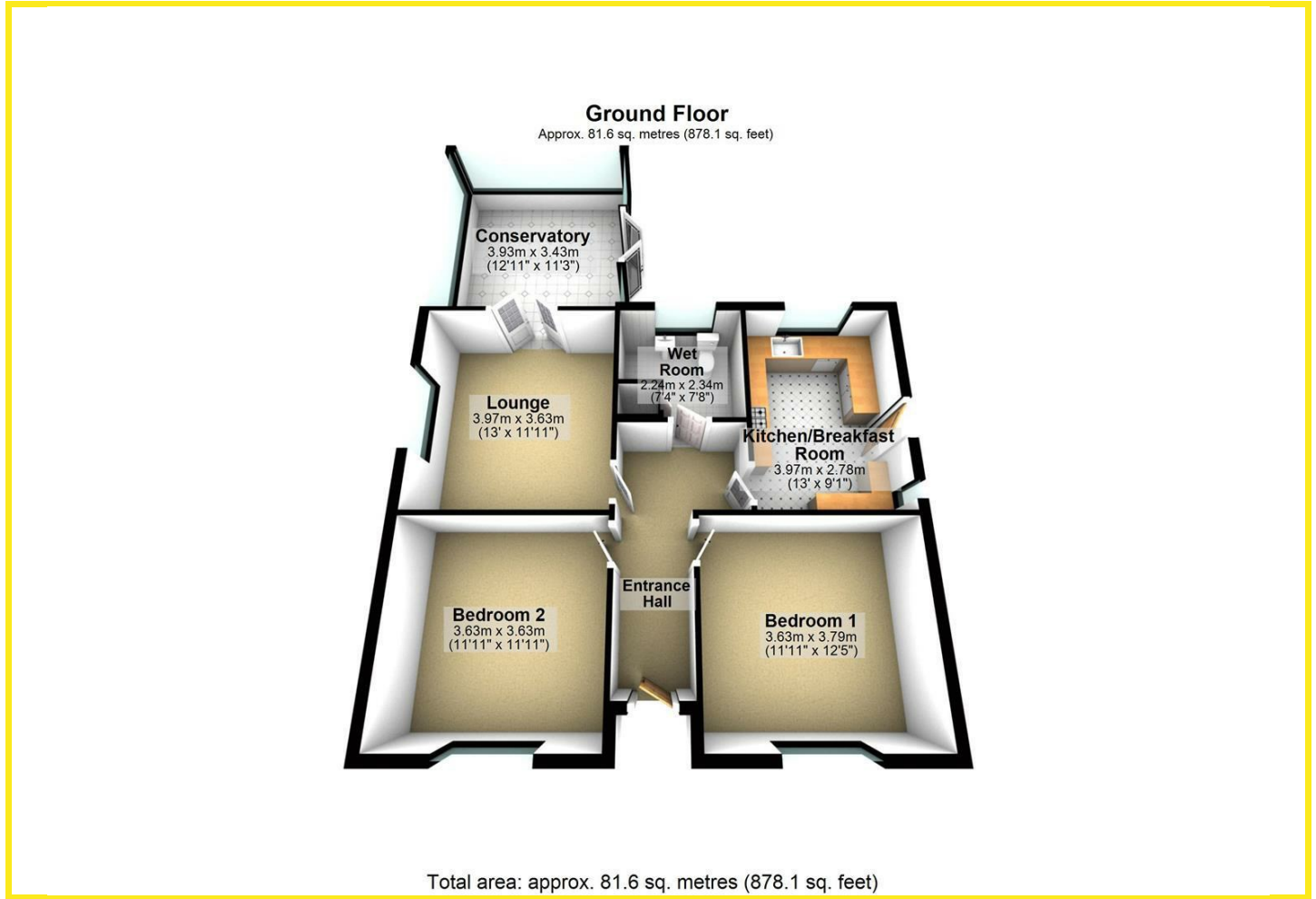
Please note planning permission has been obtained to add an attached garage with utility room, a further bedroom, separate toilet and make the current lounge larger, plans are available to view.

An early viewing is essential to avoid disappointment.





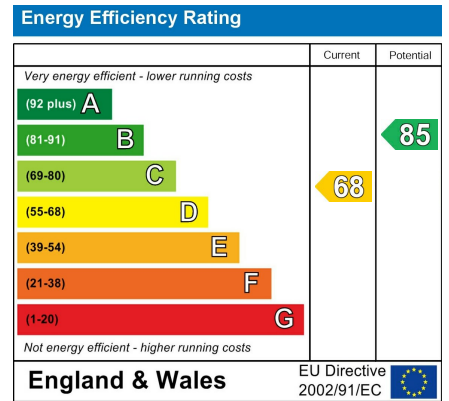
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, follow the road bearing right onto Station Road, take the first left onto Lyndale, where the property can be found at the head of the cul-de-sac on the right hand side.

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