

Mike  
**Dobson**



**251 Gibson Lane**  
Kippax, Leeds, LS25 7JN

**No Onward Chain £270,000**

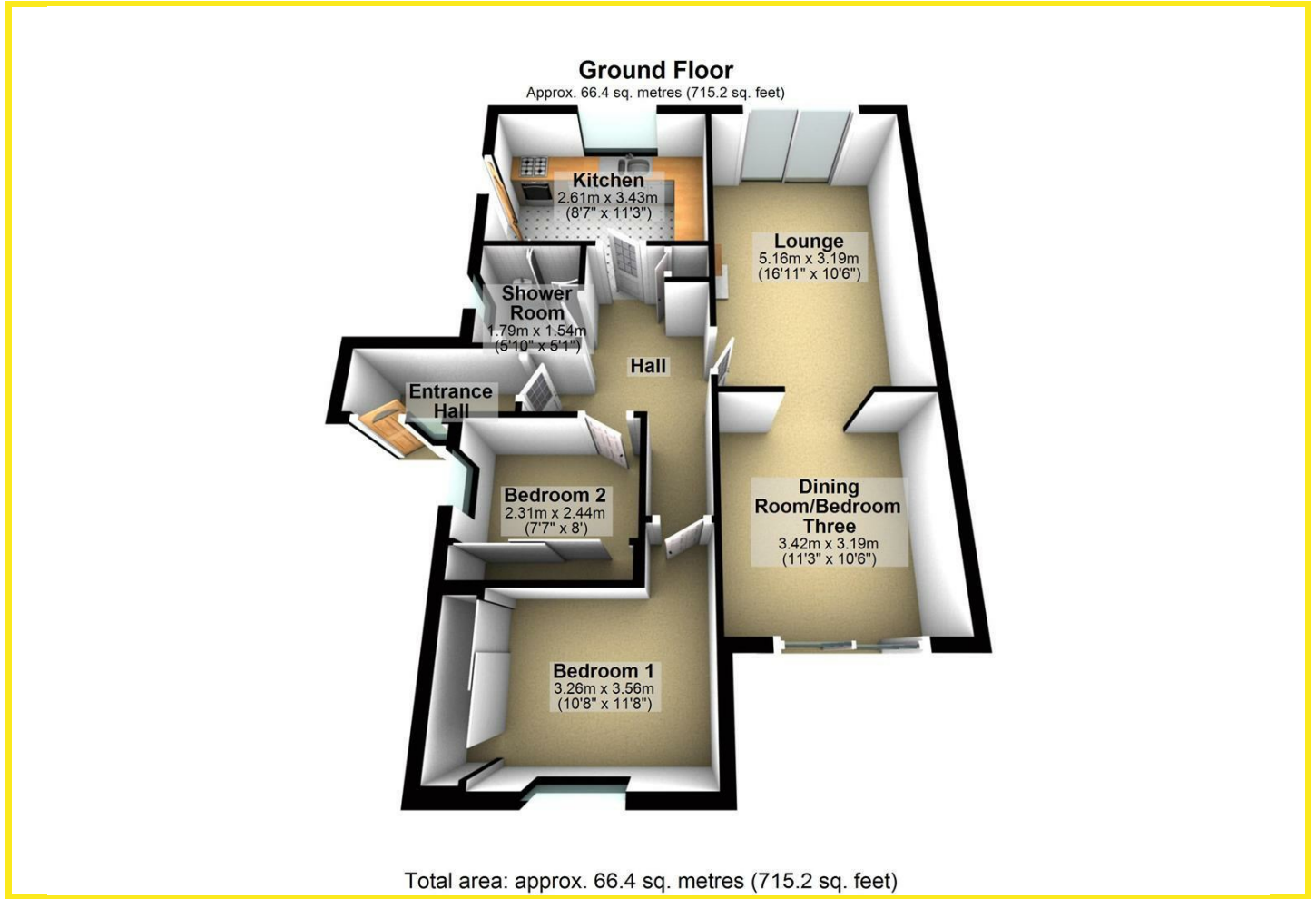
# 251 Gibson Lane

An opportunity has arisen to purchase this extended two/three bedroom detached bungalow, situated on a larger than average plot with easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, hall leading to shower room/WC, kitchen, two bedrooms, lounge which is open plan to the dining room which was formally the third bedroom and can easily be converted back. In addition, the property has PVCu double glazed windows and entrance doors including single sliding patio doors to the lounge and dining room leading to the rear and front garden, gas central heating, fitted kitchen with integrated appliances to include four ring electric hob, eye level electric oven, fridge, freezer and microwave plus plumbing for washing machine, fitted wardrobes with sliding mirror doors to both bedrooms, three piece white bathroom suite comprising independent shower cubicle, pedestal wash basin and low flush WC. Outside, to the front of the property is a lawned garden with a brick paved driveway providing ample off road parking and leading to a detached single garage with up and over door, power and light. A wrought iron gate leads to the south facing rear garden with is low maintenance being mainly paved and pebbled with a greenhouse and shed which also has power and light. An early viewing is recommended to avoid missing out!

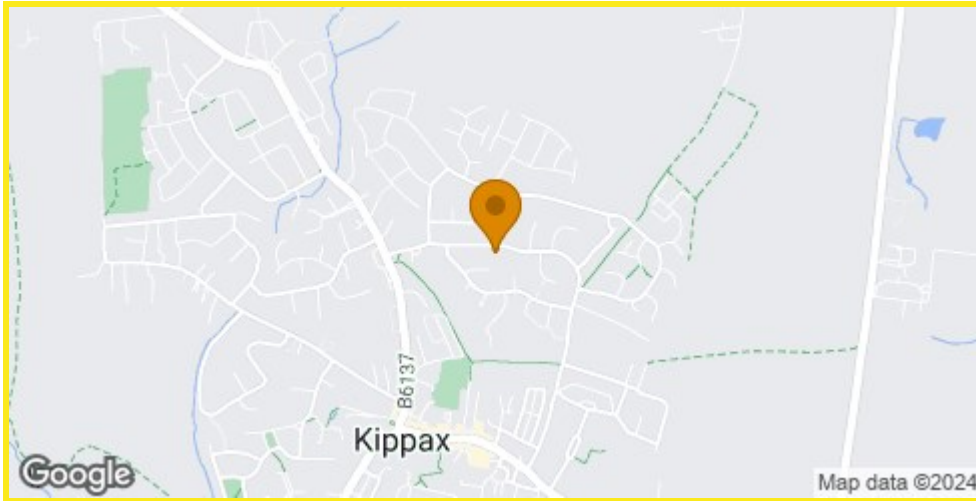




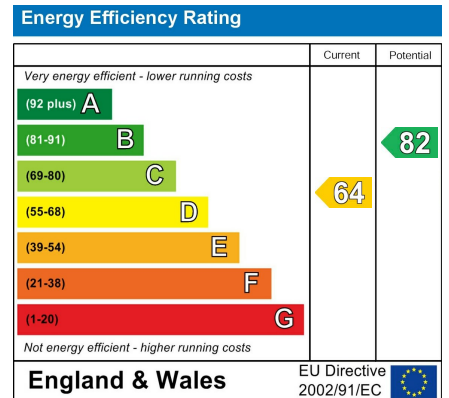
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 proceed along this road where the property will be found on the right 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB  
Tel: 0113 2873500 Email: kippax@mdobson.co.uk <https://www.mdobson.co.uk>