

Mike  
**Dobson**



**11 Baildon Avenue**

Kippax, Leeds, LS25 7QX

**O.I.R.O £200,000**

# 11 Baildon Avenue

**\*\* BEING OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

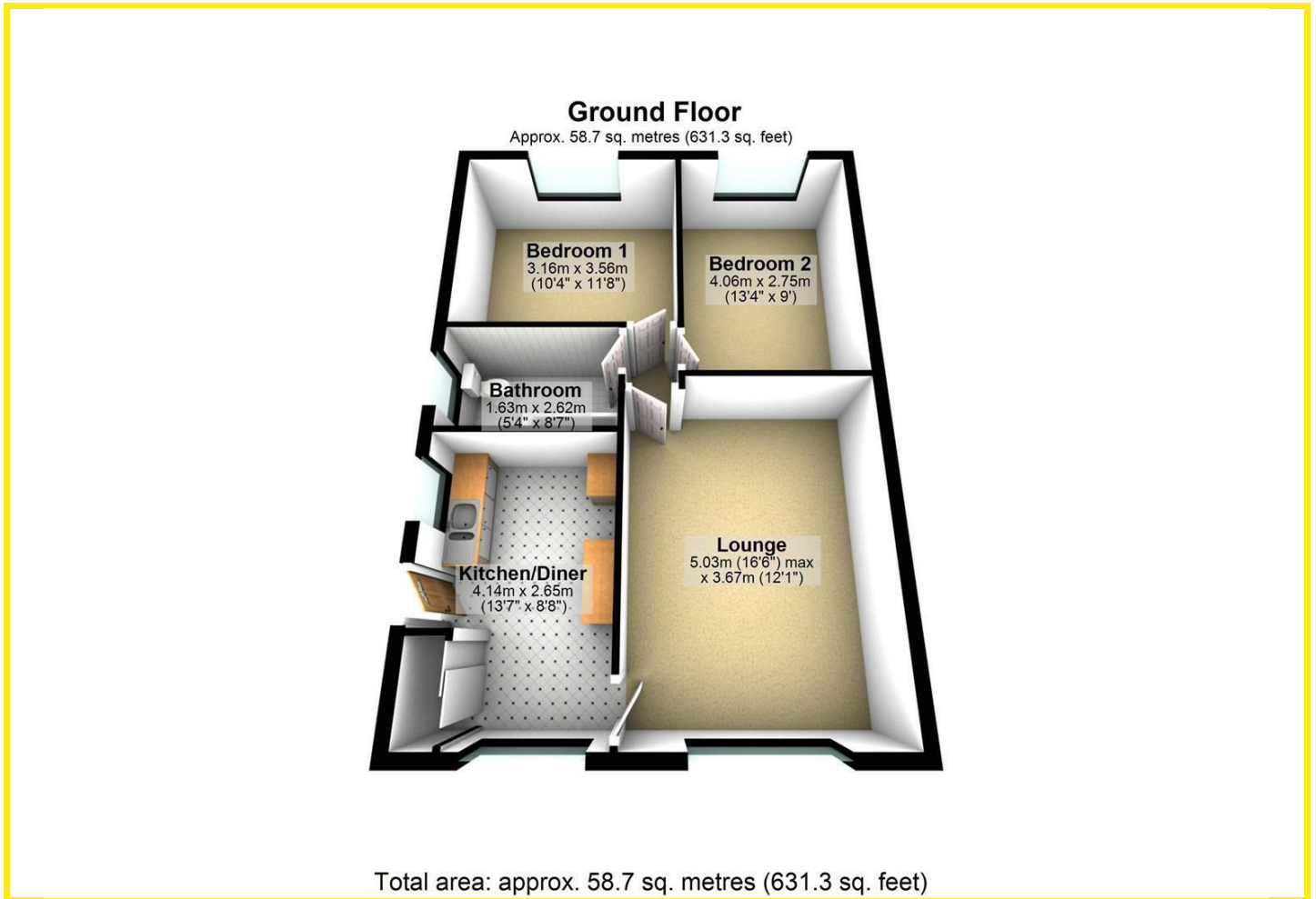
An opportunity has arisen to purchase a two double bed roomed semi-detached bungalow, situated in a popular location close to local amenities, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises kitchen, lounge, inner hallway leading to bedrooms one, two and bathroom/WC. The property also benefits from gas central heating with combination boiler, PVCu double glazed windows and doors throughout, fitted kitchen with a range of units, provision for cooker and fridge freezer, plumbed for washing machine, there is a built-in storage cupboard housing the central heating boiler, feature fireplace to lounge with inset gas fire, a three-piece white bathroom suite having a rectangular panelled bath with shower over and side screen, pedestal wash basin and a low-level WC. Externally the property has a brick paved driveway which extends across the front of the property providing off street parking for several cars. The rear garden is low maintenance and laid with washed pebble.

The property does require some cosmetic updating and an early viewing is highly recommended.

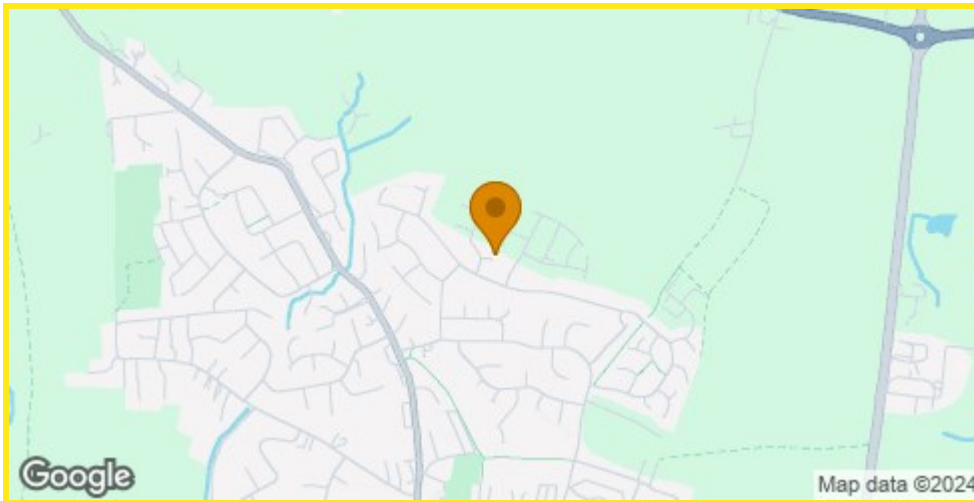




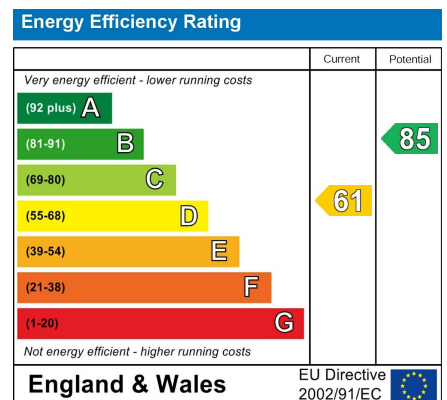
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down the hill turning right at the bottom onto Gibson Lane, First left onto Moorgate Drive. At the 'T' junction turn right onto Sandgate drive taking the first turning left into Baildon Avenue then take your first right in to the cul de sac where the property can be found on your left 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.

4 High Street, Kippax, LS25 7AB

Tel: 0113 2873500 Email: [kippax@mdobson.co.uk](mailto:kippax@mdobson.co.uk) <https://www.mdobson.co.uk>