

Mike
Dobson



8 Coronation Avenue

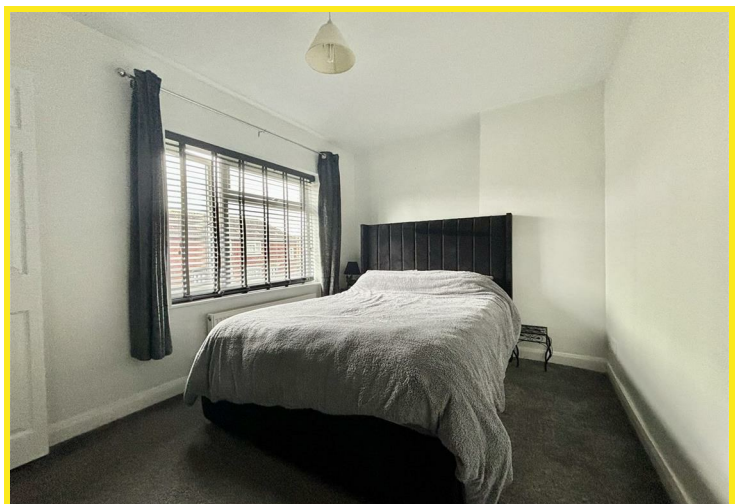
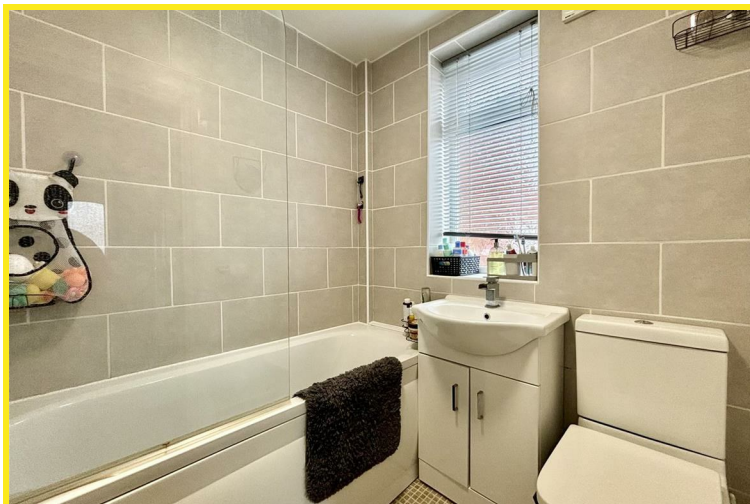
Kippax, Leeds, LS25 7BJ

£180,000

8 Coronation Avenue

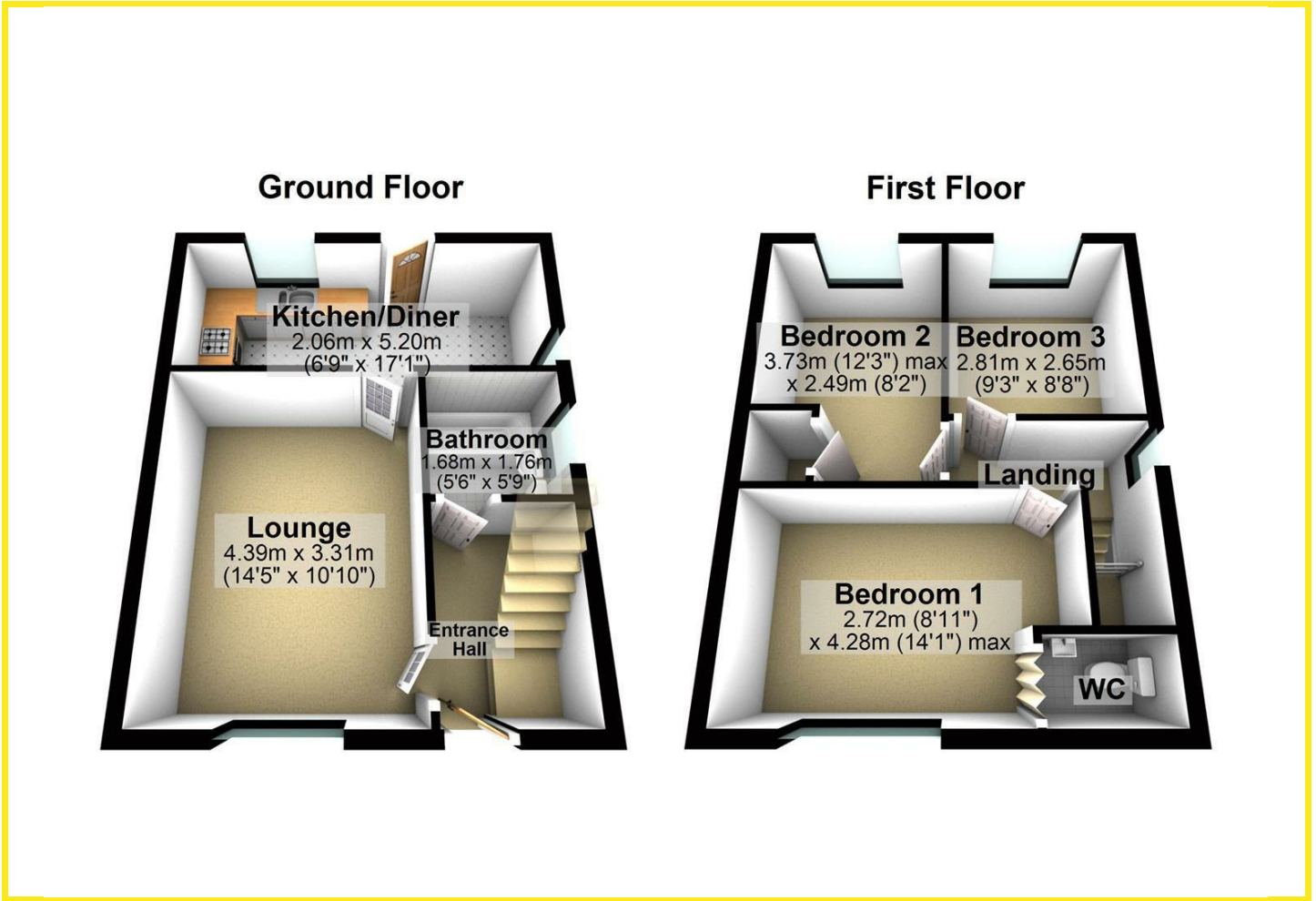
An opportunity has arisen to purchase this three bedroom semi-detached house, situated on a corner plot and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge, kitchen/diner, bathroom/WC, first floor landing leading to three bedrooms, the main bedroom having an en-suite WC. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating with combination boiler, wall mounted Plasma style electric fire to the lounge, fitted kitchen with four ring gas hob and extractor over, built in electric oven, plumbing for washing machine and space for fridge freezer, modern three piece white bathroom suite comprising rectangular panelled bath with shower over and side screen, vanity wash basin with cupboards below and low flush WC, en-suite WC to the main bedroom with low flush WC and wash basin, storage cupboard to the second bedroom and loft access from the landing with pull down ladder having been fully boarded and having a light. Outside, to the front of the property is a lawned garden and tarmac driveway providing off road parking for multiple cars. A gateway leads to the rear garden with paved and decked seating area and generous lawn.

An early viewing is highly recommended.

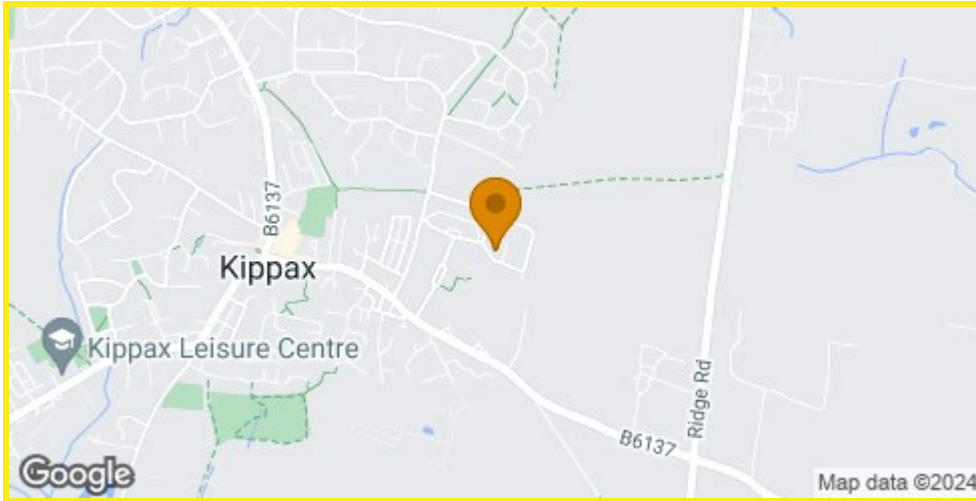




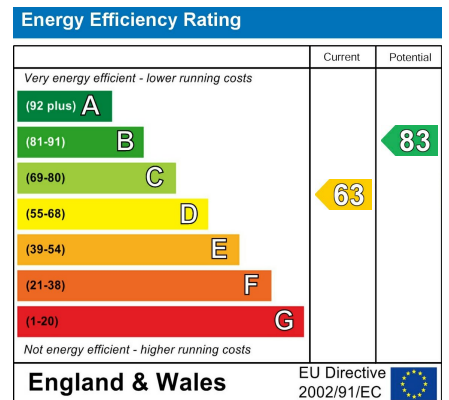
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up the High Street taking the fourth turning left onto Gibson Lane, first right onto Cliff Crescent, follow the road which then becomes Coronation Avenue where the property can 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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