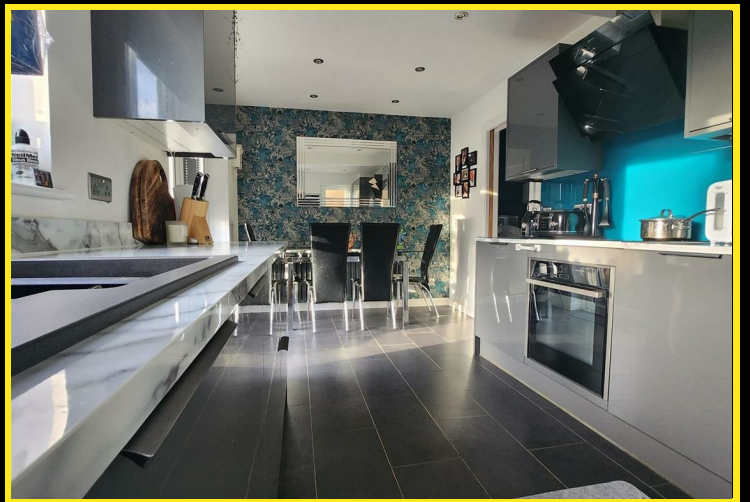


Mike
Dobson



87 Gibson Lane
Kippax, Leeds, LS25 7JL

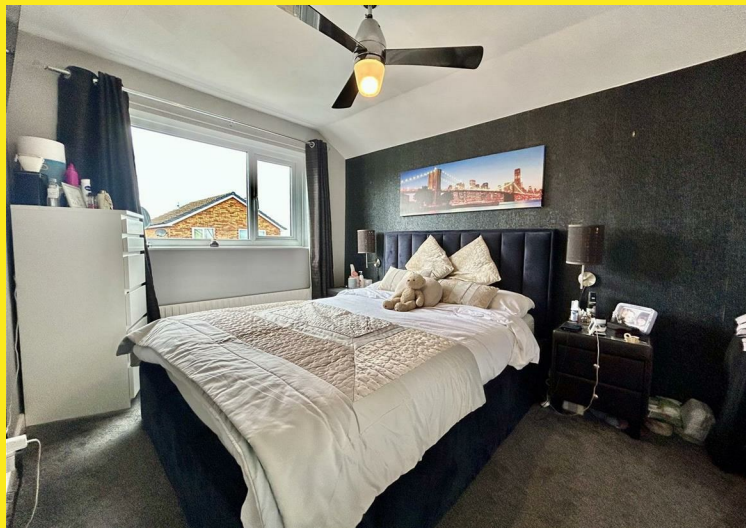
£275,000

87 Gibson Lane

We are delighted to present to the market a three-bedroom detached house. Situated in a popular location within walking distance to local shops, schools and public transport facilities and good access to the A1/M1 motorway network.

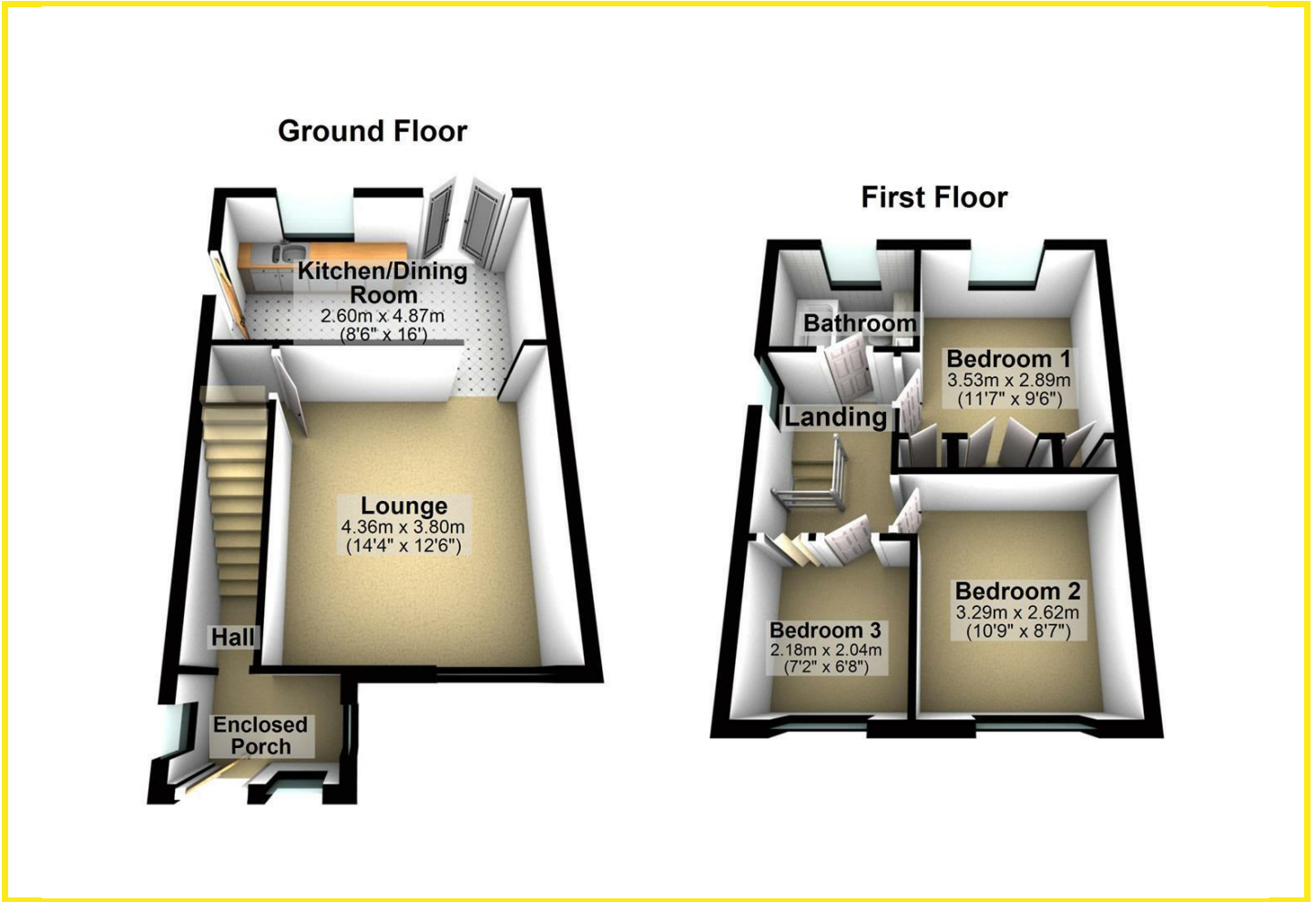
The accommodation briefly comprises, front entrance porch, lounge, kitchen/dining room. The first-floor landing leads to three bedrooms and family bathroom/WC. In addition, the property has central heating with combination boiler, PVCu triple glazed windows to the front and double-glazed windows to the rear, media wall to lounge with inset electric fire, a recently re-fitted kitchen with worktops, with one and half bowl sink and a range of integrated appliances including: electric hob complete with extractor, electric oven, and fridge freezer. The main bedroom has fitted wardrobes and a family bathroom. Externally there is a driveway providing off road parking which leads to a detached garage having power and lighting, The front has a lawned garden. The rear has a south facing garden with an Indian stone paved patio edged with sleepers and leads to a slightly raised lawned garden with flower beds.

Viewing is an absolute must to fully appreciate this family home.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 third turning left onto Gibson Lane continuing down 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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