

Mike
Dobson



209 Gibson Lane
Kippax, Leeds, LS25 7JL

£285,000

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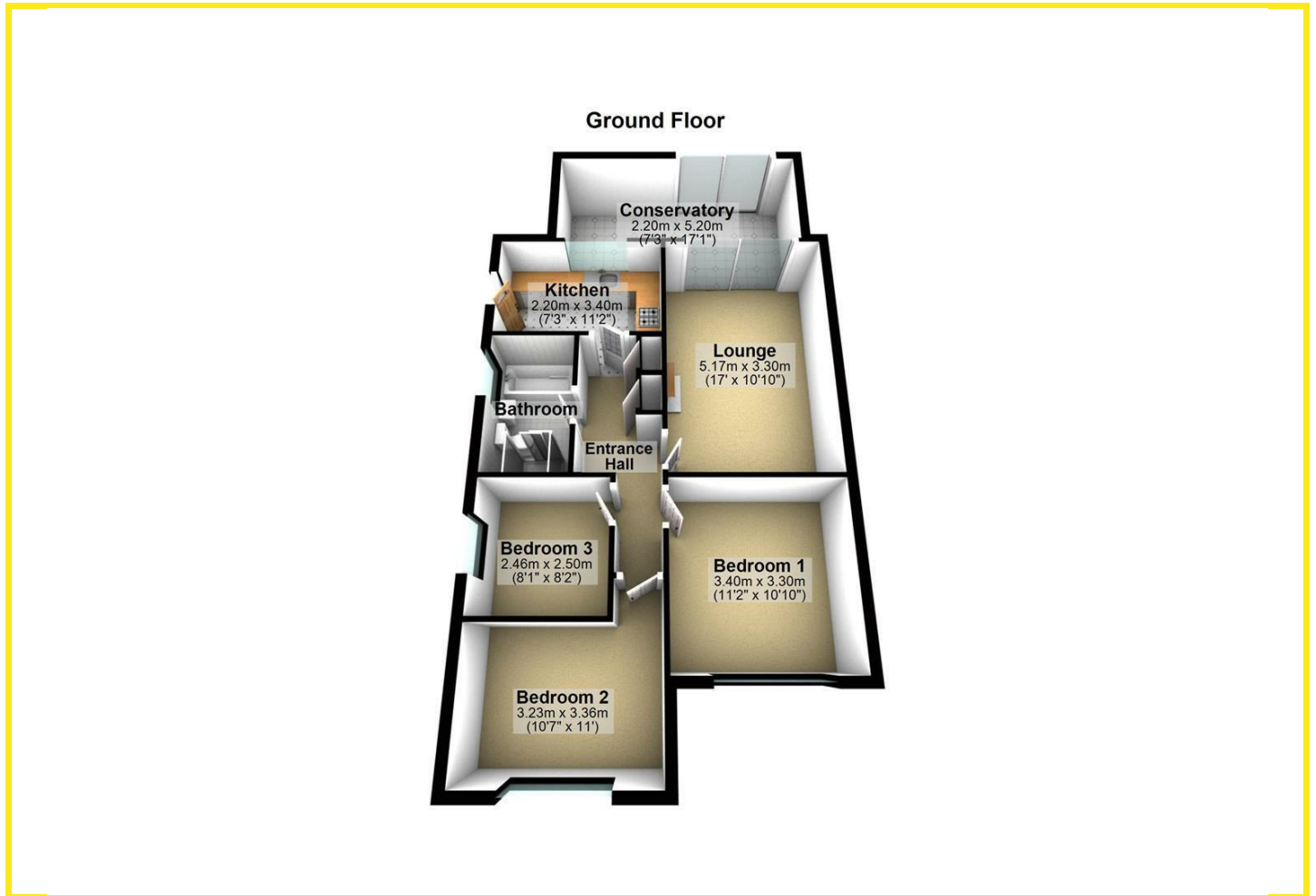
An opportunity has arisen to purchase this three bedroom detached bungalow situated on a larger than average plot in a popular location, having easy access to shops, schools, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises lounge, conservatory, kitchen, three bedrooms and bathroom. In addition, the property has gas central heating with combination boiler, PVCu double glazing, PVCu double glazed conservatory, the lounge has a polished wood fire surround with electric stove fire, a modern re-fitted kitchen having white gloss facias doors has a range of built in appliances to include electric hob with extractor over, eye level electric oven, microwave, dishwasher, washing machine and fridge freezer, a modern re-fitted bathroom suite comprises of a walk in double shower cubicle with dual head rainwater shower, rectangular bath with mixer shower taps, vanity wash basin with drawers below and a low flush WC. Outside a brick paved driveway provides ample off-road parking with timber gates that lead to the detached garage with up and over door power and lighting. There is a low maintenance garden to the front with Astro turf and chipped slate border. To the rear of the property is a fully enclosed south facing garden having a brick paved patio seating area, lawned garden with shrub beds and open outlook beyond.

An early viewing is highly recommended.

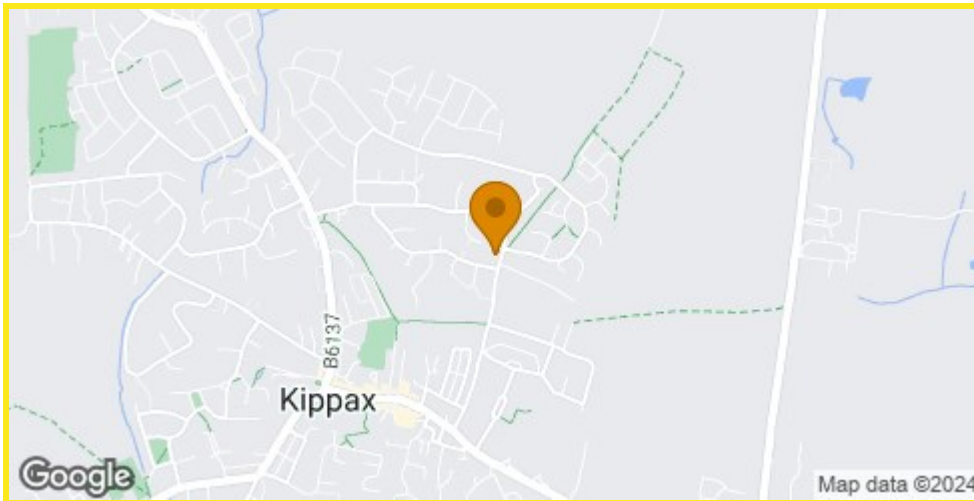




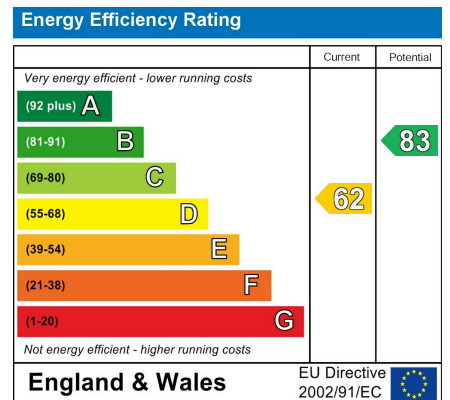
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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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