

Mike  
**Dobson**



**Plot 5 Gibson Lane**

Kippax, Leeds, LS25 7BA

**£450,000**



# Plot 5 Gibson Lane

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Welcome to this stunning new build property located on Gibson Lane in the charming area of Kippax. This detached house boasts a modern design with 2 reception rooms, 4 spacious double bedrooms, and 2 sleek bathrooms, offering ample space for a growing family.

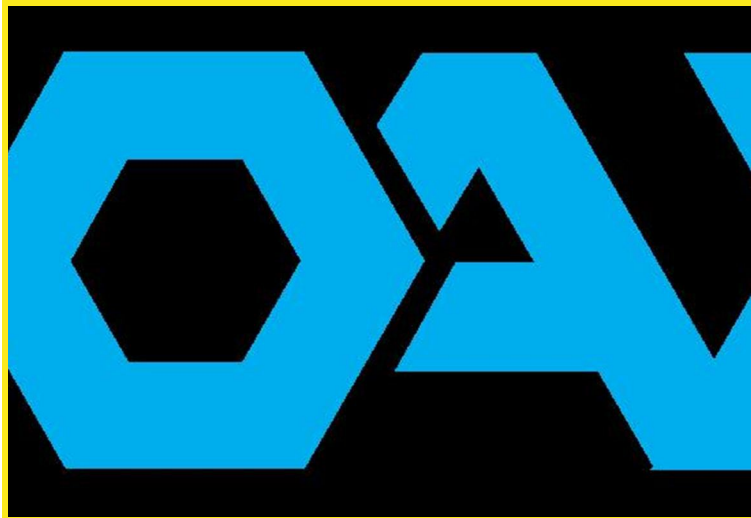
Situated in a brand new development of only 7 properties, this home provides a sense of exclusivity and privacy. The property features a utility room, perfect for keeping things organised, and a snug/office space ideal for those who work from home or enjoy a quiet reading nook.

One of the highlights of this property is the large kitchen/dining/family area, creating a central hub for entertaining guests or spending quality time with family. The en-suite bathroom adds a touch of luxury to the master bedroom, providing a private sanctuary within the home.

With parking available for 2 vehicles, each having their own EV charging point, you won't have to worry about finding a spot after a long day, with the addition of a bike store. This property offers a perfect blend of comfort, style, and functionality, making it a desirable choice for those looking for a contemporary living space in a peaceful neighbourhood.

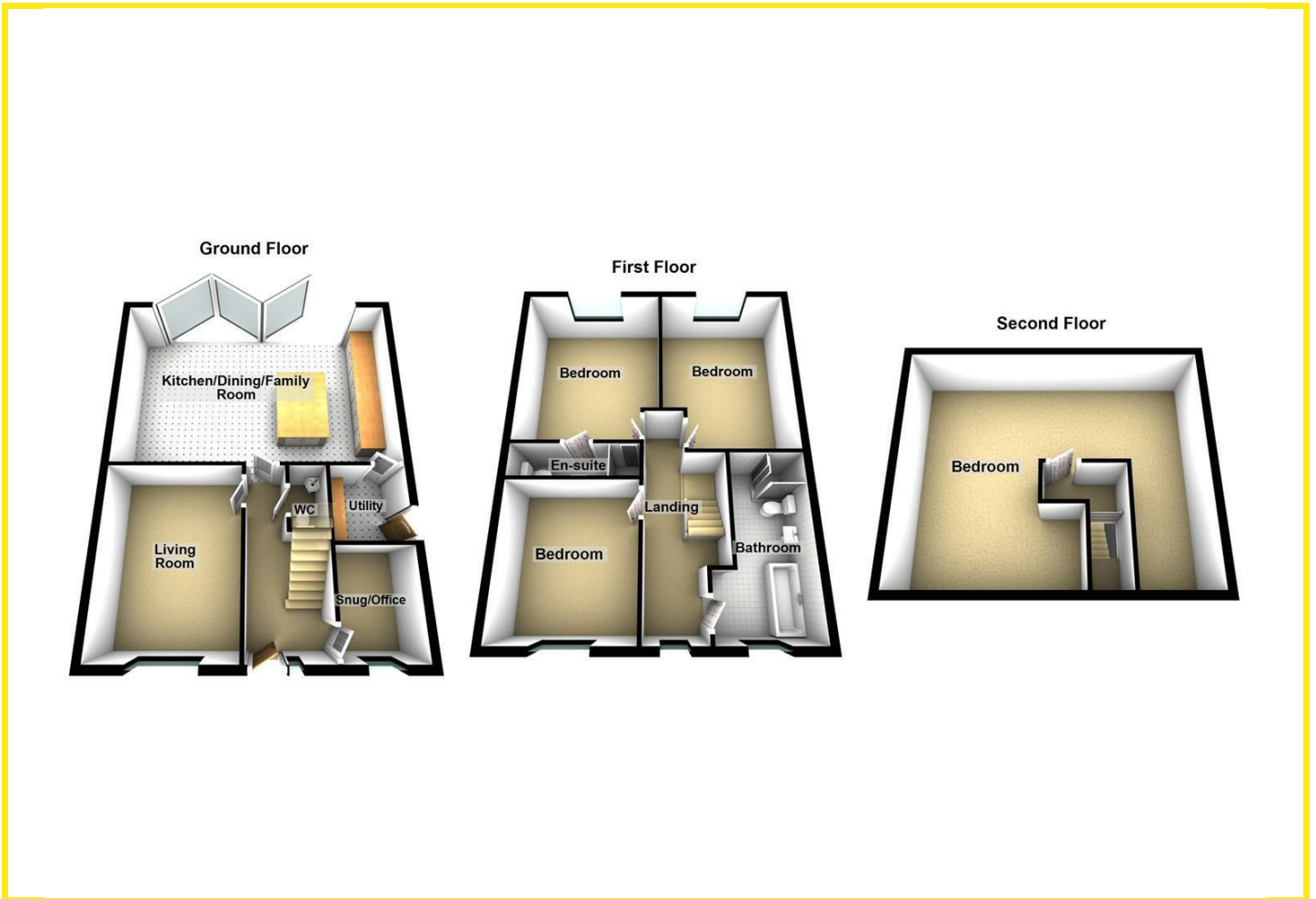
Don't miss out on the opportunity to make this beautiful house your new home in Leeds. Contact us today to arrange a viewing and experience the charm of Gibson Lane for yourself.







# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right onto Main Street. Take your fourth left onto Gibson Lane where the site can be found immediately on the 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.

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