

Mike  
**Dobson**



**FAWV**™



**Plot 7 Gibson Lane**

Kippax, Leeds, LS25 7BA

**£310,000**



# Plot 7 Gibson Lane

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Welcome to this stunning new build property located on Gibson Lane in the charming area of Kippax. This semi-detached house boasts a modern design and is part of a brand new development of 7 houses, offering a fresh and vibrant community feel.

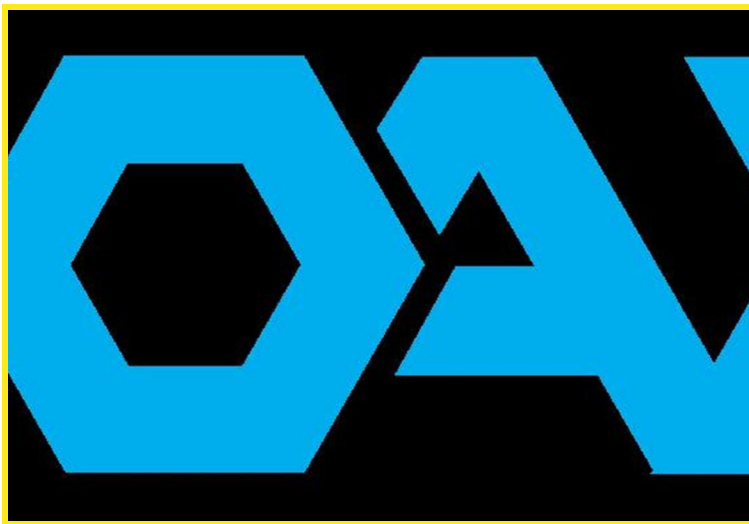
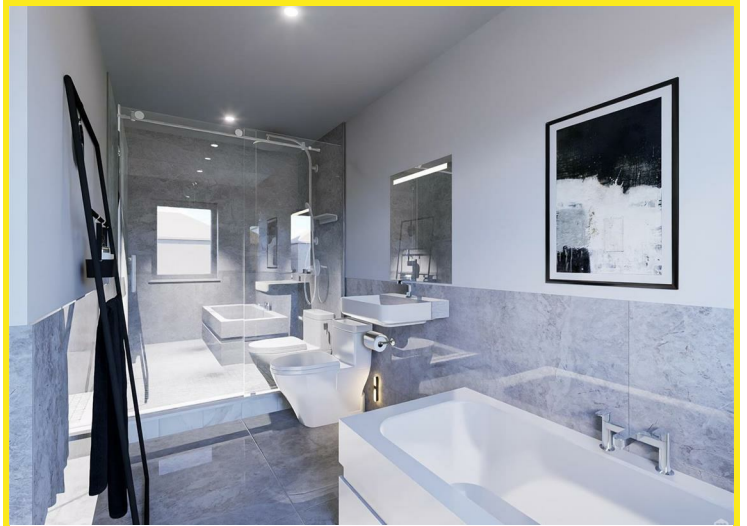
As you step inside, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your family. With 4 double bedrooms and 2 bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the highlights of this property is the large kitchen/dining/family area, providing a versatile space for cooking, dining, and spending quality time together. The en-suite bathroom adds a touch of luxury to the master bedroom, ensuring you have your own private sanctuary.

Convenience is key with parking available for 2 vehicles, each having their own EV charging point, making trips in and out a breeze, as well as having bike stores. Whether you're a growing family or someone who loves to host gatherings, this property offers the perfect blend of style, comfort, and functionality.

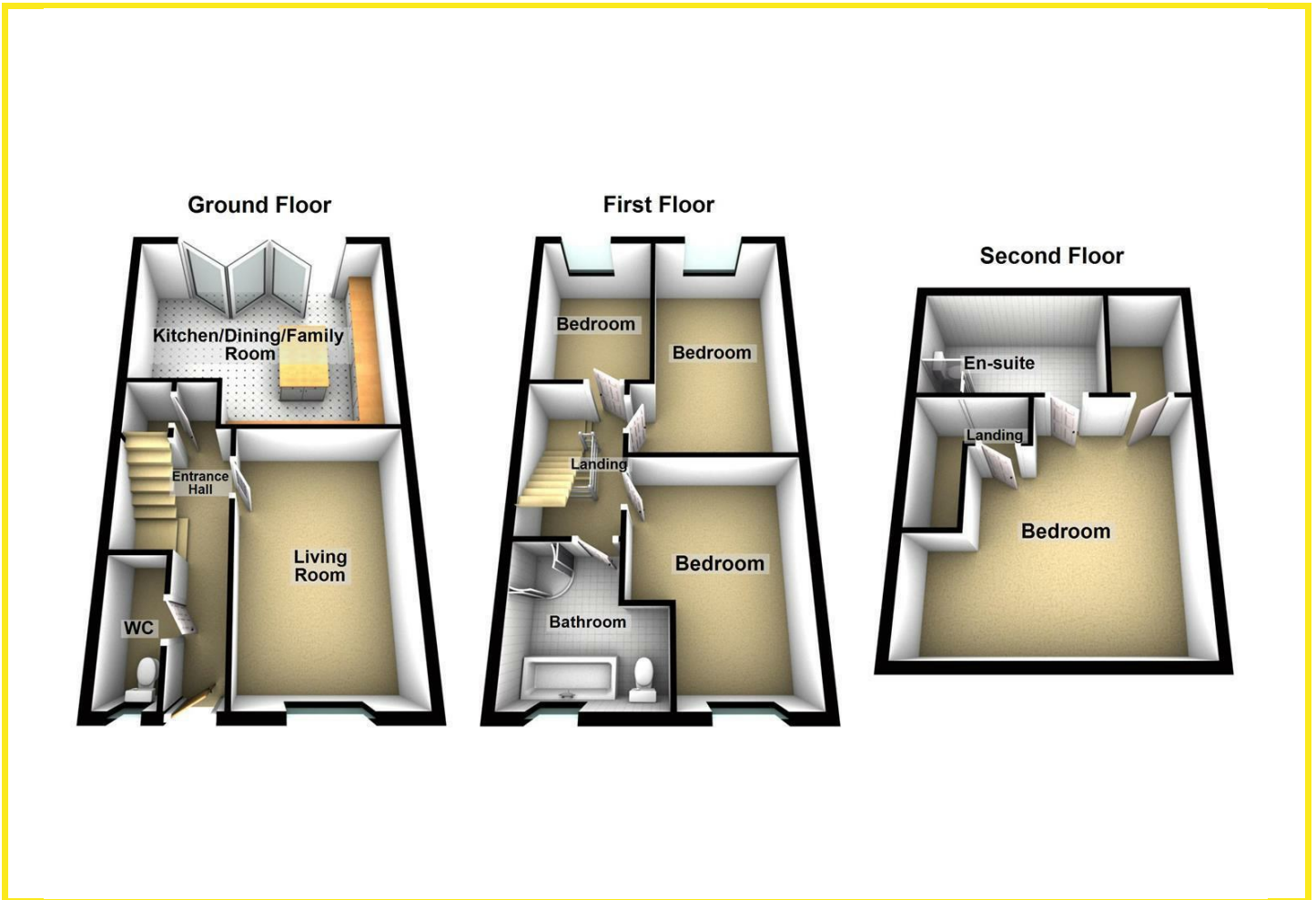
Don't miss out on the opportunity to make this beautiful house your new home. Contact us today for further information and start envisioning the possibilities that await you.







# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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