

Mike  
**Dobson**



**Plot 3 Back Lane**

Kippax, Leeds, LS25 7QB

**£295,000**

# Plot 3 Back Lane

\*\*\* NOW OFFERING £2,000 TOWARDS LEGAL FEES & YOUR CHOICE OF FLOOR COVERINGS INCLUDED WITHIN THE PRICE - CALL US TODAY FOR MORE INFORMATION! \*\*\*

Welcome to this stunning new build property located on Back 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 sense of community and exclusivity.

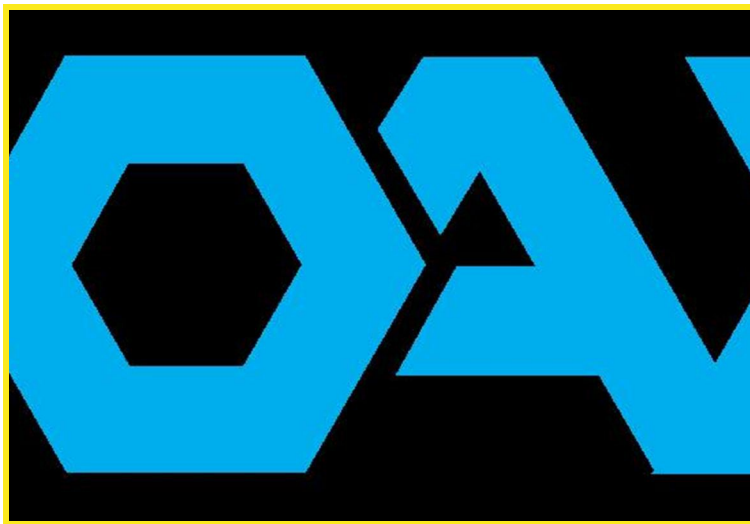
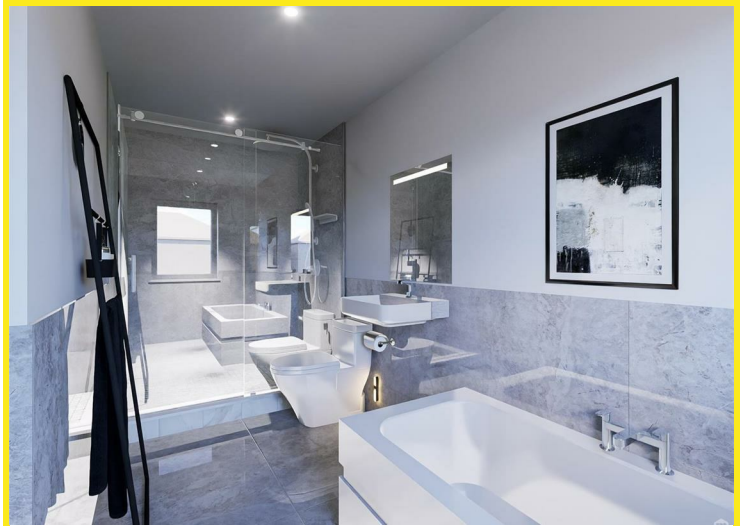
As you step inside, you are greeted by a spacious reception room perfect for entertaining guests or relaxing with family. The property features 3 well-appointed double bedrooms, providing ample space for a growing family or those in need of a home office.

With 3 bathrooms, including en-suites, convenience and comfort are at the forefront of this home. The large kitchen/dining/family areas are ideal for hosting gatherings or simply enjoying day-to-day living in style.

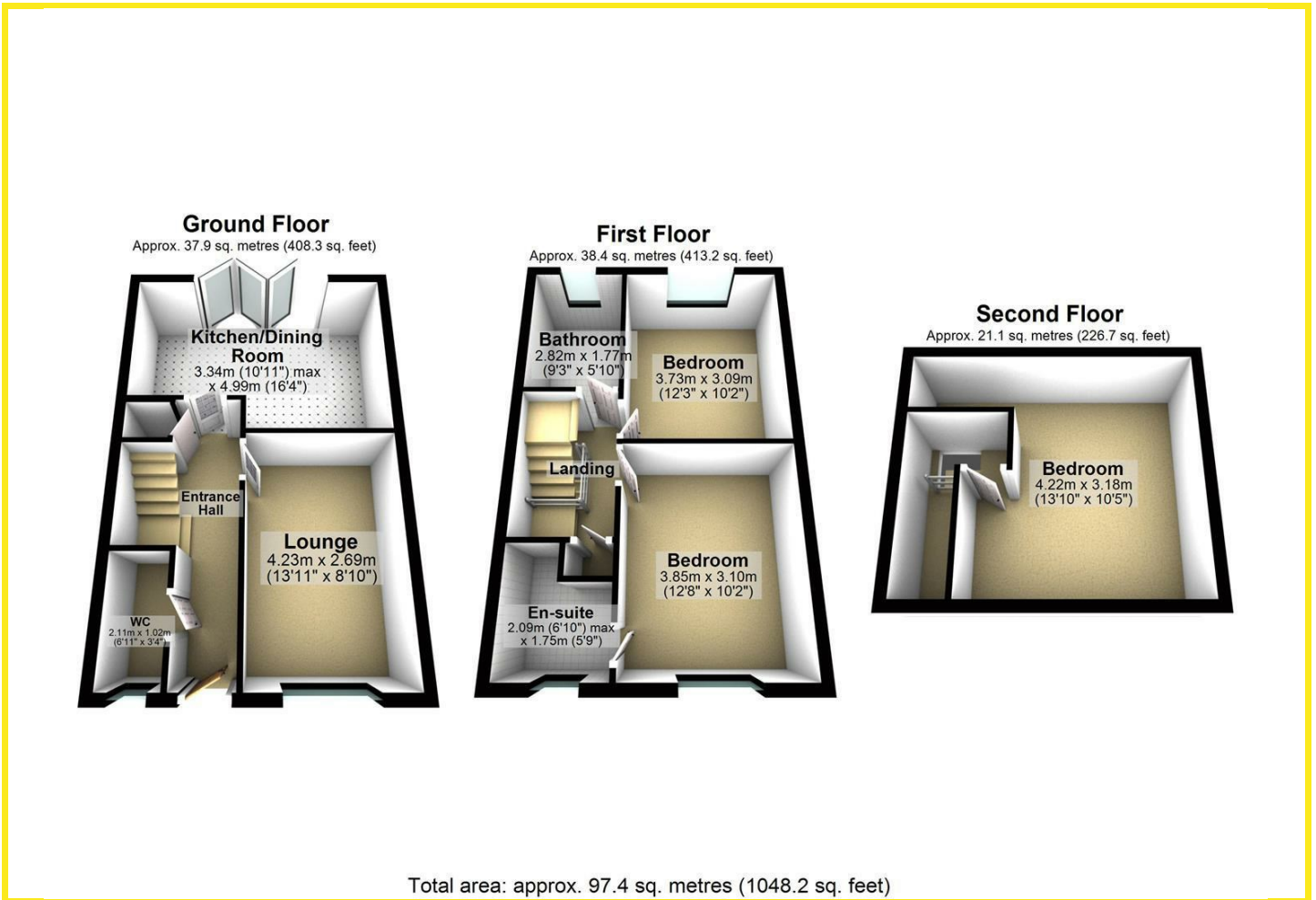
Parking will never be an issue with space for 2 vehicles, each having their own EV charging points, ensuring you and your guests always have a place to park, as well as having bike stores. The property's new build status means you can enjoy the latest in design and technology, with a fresh and contemporary feel throughout.

Don't miss out on the opportunity to make this beautiful house your home. Contact us today to discuss further and experience the charm and convenience of living in this wonderful property on Gibson Lane.





# 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.

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