

Mike
Dobson



16 Clayton Avenue
Kippax, Leeds, LS25 7PN

£350,000

16 Clayton Avenue

Welcome to Clayton Avenue, Kippax, a charming detached three bedroom bungalow that is sure to capture your heart! This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy double bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

Step into the modern re-fitted breakfast kitchen and be amazed by the range of integrated appliances, making meal preparation a breeze. The property also features a sleek modern white bathroom suite with a four piece suite, adding a touch of luxury to your daily routine.

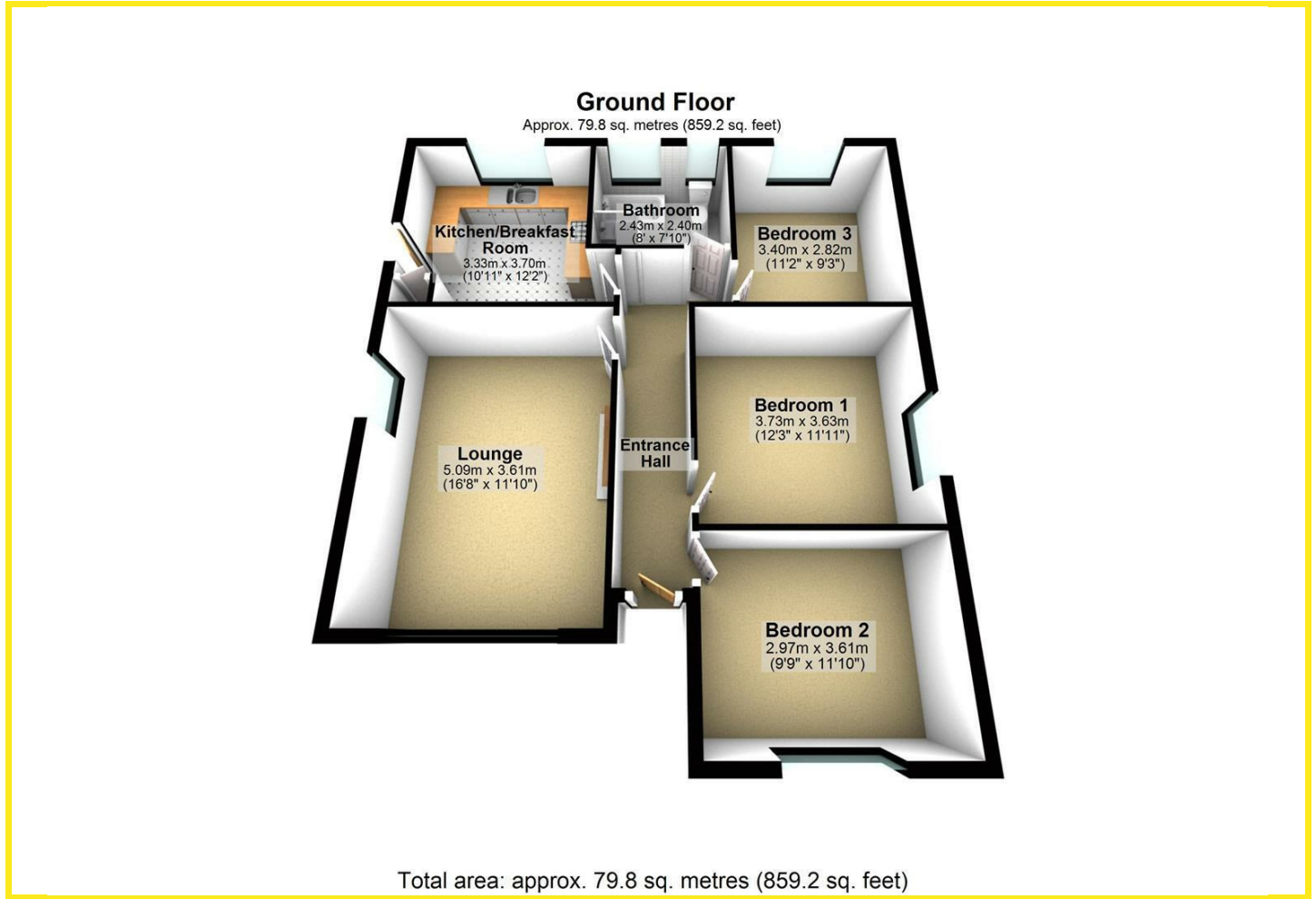
Situated on a large corner plot, this bungalow offers ample outdoor space for gardening enthusiasts or those who enjoy al fresco dining. The property is beautifully presented throughout having being fully renovated within the last three years, exuding a sense of warmth and comfort that is truly inviting. A long tarmac driveway provides ample off road parking and leads to a detached double garage so parking will never be an issue.

Benefitting from PVCU double glazing and gas central heating, you can rest assured that this home is not only stylish but also practical and energy-efficient. Don't miss out on the opportunity to make this lovely bungalow your own - book a viewing today and start envisioning the wonderful memories you could create in this charming abode.





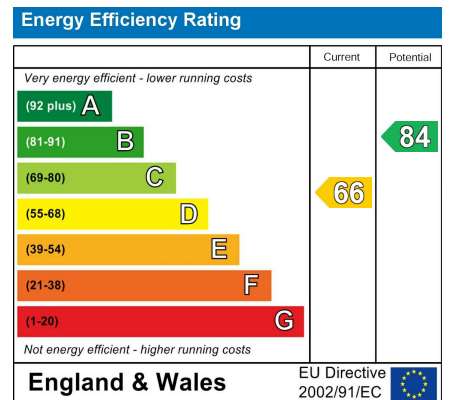
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down the hill turning right at the bottom onto Gibson Lane, take the fourth turning left into Clayton Avenue, where the property can be found at the head of the cul-de-sac as indicated by our 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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