

Mike
Dobson



78 Oxford Drive
Kippax, Leeds, LS25 7JD

£350,000

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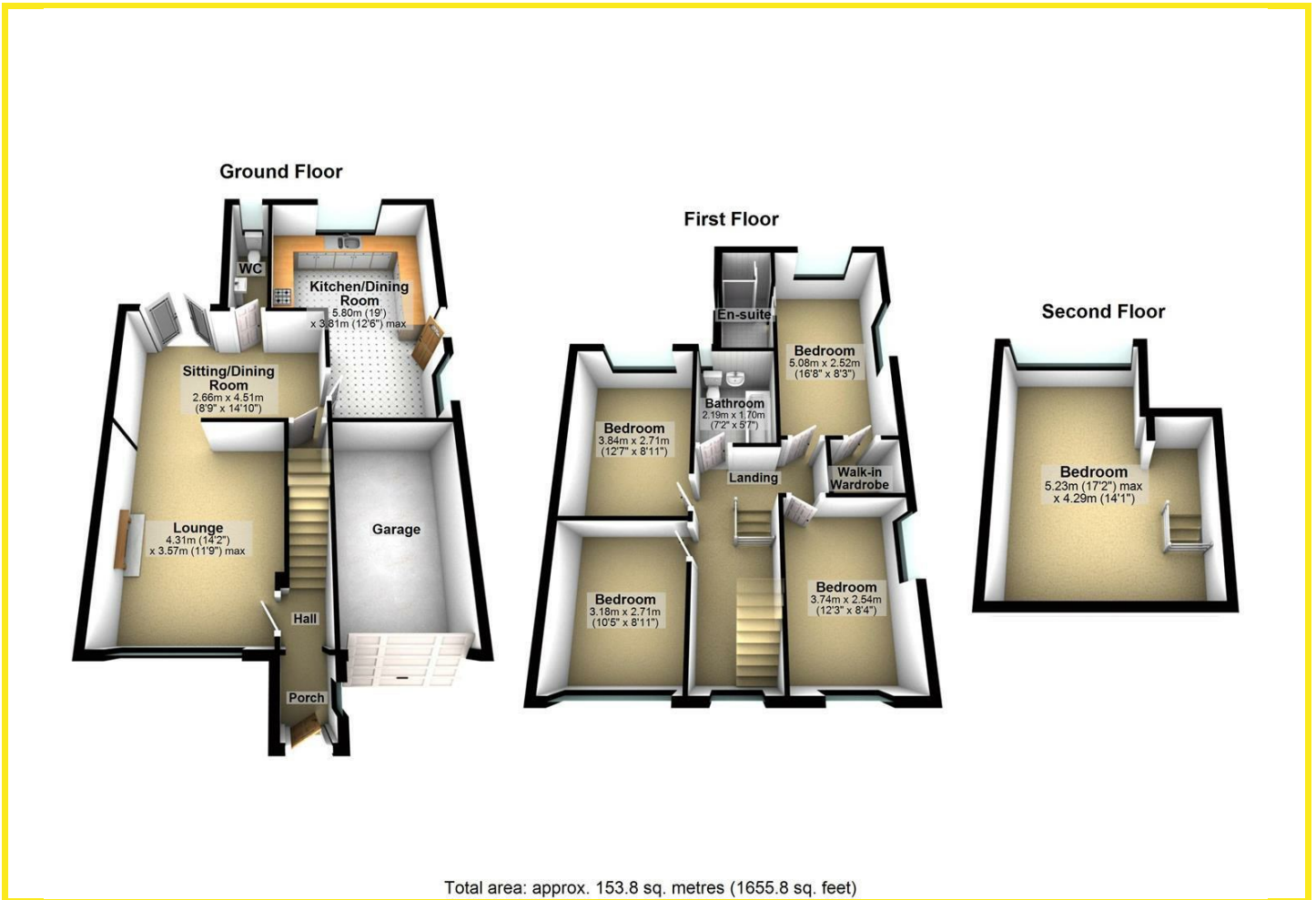
We are delighted to present to the market this five double bedroom extended semi detached house situated in a popular location close to all local amenities. The deceptively spacious accommodation is spread over three floors to include entrance porch being open plan to entrance hall, lounge, sitting/dining room, newly fitted ground floor cloaks, spacious dining kitchen, four double bedrooms to the first floor with the main bedroom having a walk-in wardrobe and en-suite shower room, family bathroom and a brand-new loft conversion to the second floor. The property also benefits from PVCu double glazing throughout, with a brand new composite front entrance door, solid oak doors throughout, gas central heating with combination boiler which is located within the garage, the lounge has a wood burning stove, fitted dining kitchen has a range of units to high and low level with a built in oven, hob and extractor, the first floor landing leads to four generous size bedrooms with a three piece white family bathroom suite and to the second floor is a spacious loft conversion having just recently been completed to make another fantastic bedroom. Externally wrought iron gates lead to the brick paved driveway which provides off road parking and leads to the garage which has an up and over door, power and lighting. To the rear of the property is a paved seating area with paved and decked steps leading to a further decked seating area leading up to an abundance of shrubs and trees with a stunning view over Town Close Hills and Billy wood. Across the road from the front of the property is a further area that has been fenced off by the current owner to provide a useful storage/work area.

Viewing is an absolute must to fully see for yourself the fantastic space that this property has to offer.





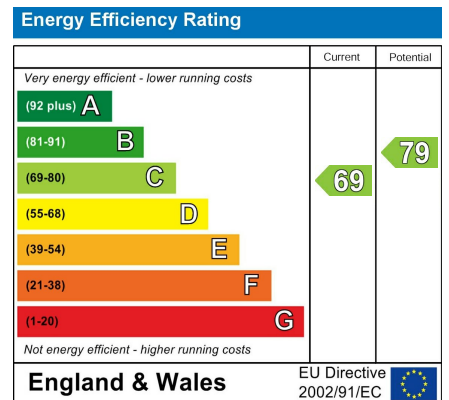
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the second exit onto Leeds Road, Second exit onto Westfield Lane then fourth left onto Oxford Drive where the property can be found on your left hand side as indicated by the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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