

*Mike*  
**Dobson**



**47 Calvert Close**

Kippax, Leeds, LS25 7EN

**£215,000**



# 47 Calvert Close

Welcome to this charming bungalow located in the sought-after area of Calvert Close, Kippax, Leeds. This semi-detached property boasts a spacious reception room, two cosy double bedrooms, and a bathroom.

One of the features of this property is the ample parking space with wrought iron gates and brick paved driveway leading to a larger than average garage with up and over door, power, lighting, sink unit with hot and cold water, making it ideal for families or those who enjoy having guests over. The convenience of gas central heating and PVCu double glazing ensures that you'll stay warm and comfortable throughout the year.

The front garden is low maintenance, and to the rear is a paved patio and lawn with open views onto fields beyond, providing a tranquil and picturesque setting for relaxation or outdoor gatherings.

While the property is in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on the place and create the home of your dreams.

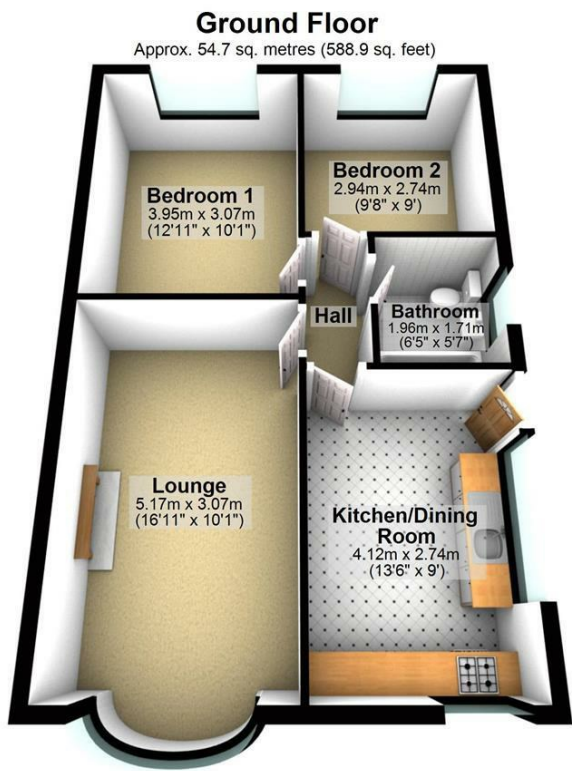
Don't miss out on the chance to own a property in this desirable location with great potential. Contact us today to arrange a viewing and envision the possibilities that this bungalow has to offer.





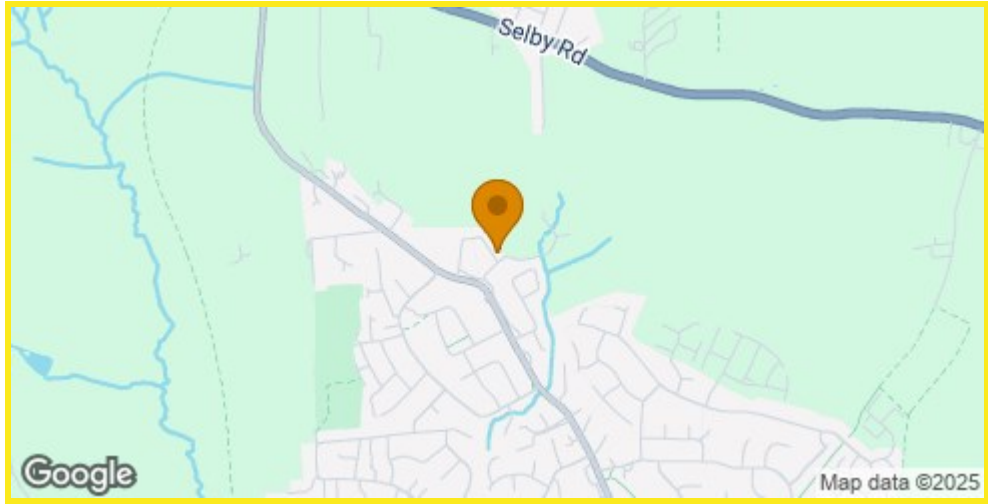


Floor Plan

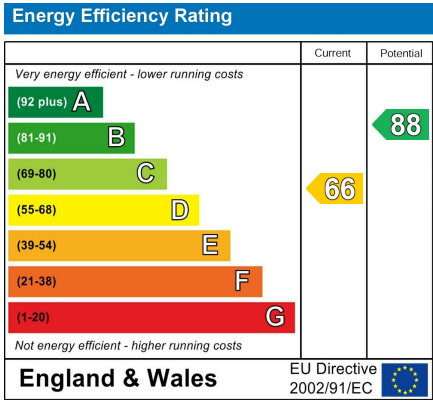


Total area: approx. 54.7 sq. metres (588.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to mini roundabout taking the second exit right onto Leeds Road. Follow the road down the hill proceeding passed the Moorgate Public House and take the third turning right onto Calvert Close. Follow the road round where the property can be found on the left hand side.

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