

Mike
Dobson



2 Gibson Lane

Kippax, Leeds, LS25 7BB

Chain Free £190,000

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Nestled in the charming area of Kippax, Leeds, this delightful semi-detached house on Gibson Lane presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a cosy lounge, fitted dining kitchen that is both practical and inviting, perfect for family meals or entertaining guests. The house benefits from gas central heating, with a brand new combination boiler installed in February 2025, ensuring warmth and efficiency throughout the colder months. The PVCu double glazed windows and entrance doors enhance the property's energy efficiency while offering a modern touch.

The four-piece white bathroom suite is both stylish and functional, catering to all your daily needs. Outside, the property features a driveway that provides off-road parking for one vehicle, a valuable asset in this sought-after area.

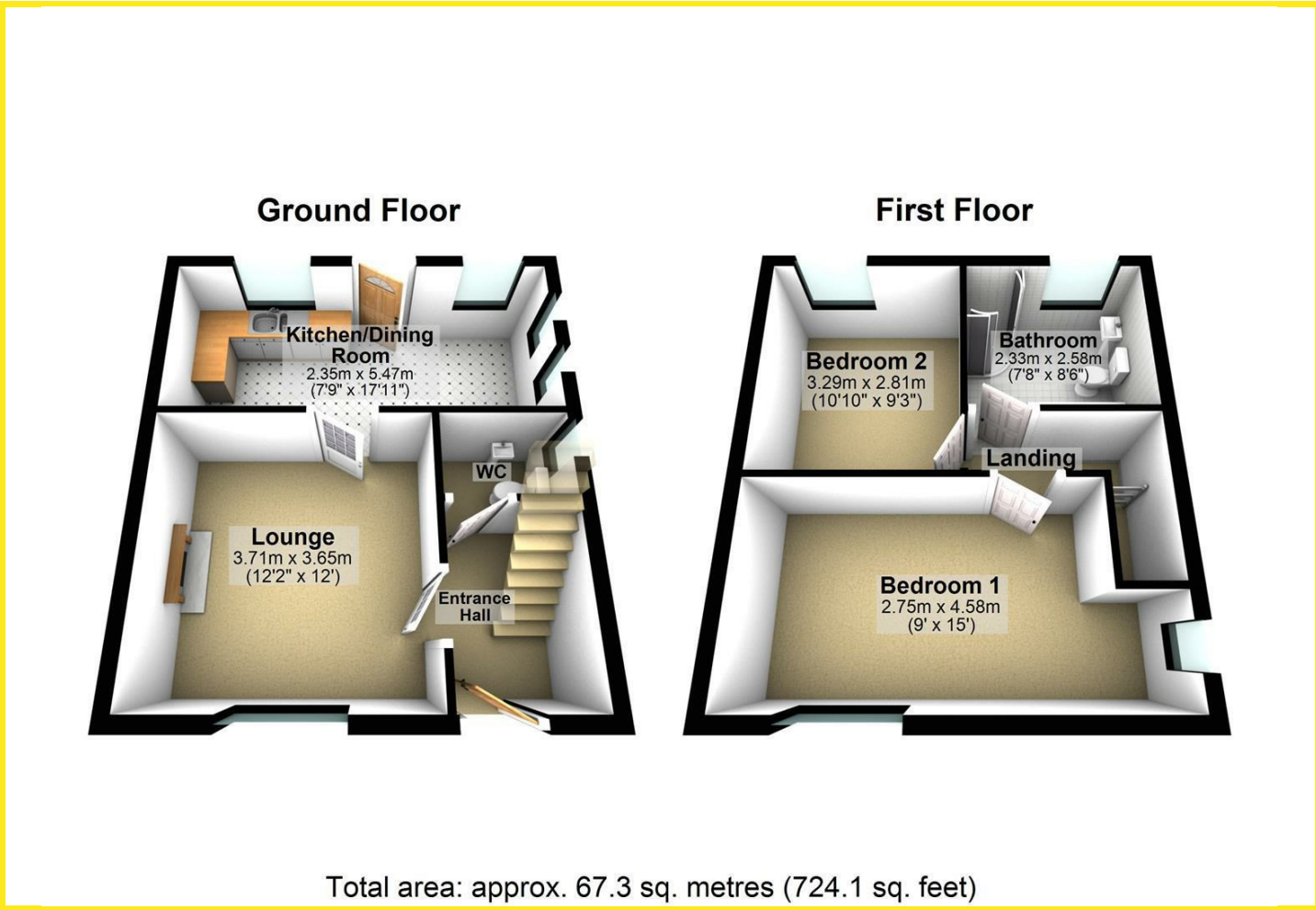
One of the standout features of this home is the larger than average, fully enclosed rear garden, which is mainly lawned. This outdoor space is ideal for children to play, for gardening enthusiasts, or simply for enjoying the fresh air in a private setting.

With no onward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss out on the chance to secure a wonderful property in a desirable location.





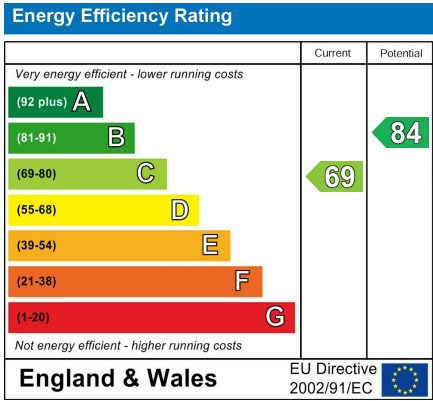
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn right up High Street taking the fourth turning left onto Gibson Lane where the property can be found on the right hand side as indicated by the Agents board.

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