

*Mike*  
**Dobson**



**27 Baildon Avenue**  
Kippax, Leeds, LS25 7QX

**£250,000**



# 27 Baildon Avenue

Welcome to this charming modern semi-detached house located on Baildon Avenue in the lovely area of Kippax, Leeds. This property boasts a spacious layout with one reception room, perfect for entertaining guests or relaxing with your family, fitted kitchen, ground floor WC, a master bedroom with en-suite shower room, along with two other bedrooms and family bathroom, ideal for couples, young families, or those looking to downsize, there's plenty of space for everyone to enjoy.

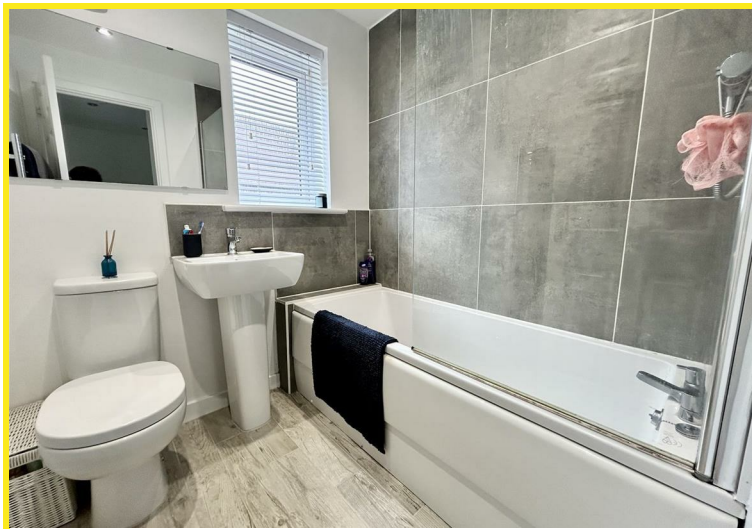
The fitted dining kitchen is complete with a built-in oven, hob, and extractor, making meal preparation a breeze and having French doors leading to the rear garden. Say goodbye to chilly evenings with the gas central heating keeping you warm and comfortable throughout the year. The PVCu double glazing not only adds to the energy efficiency of the property but also provides a quiet and peaceful living environment.

The property has an established garden, offering a tranquil outdoor space with patio, lawn and decked seating area to the bottom where you can unwind or host summer gatherings. Parking will never be an issue with space for two vehicles, providing convenience for you and your guests along with an EV charging point.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Baildon Avenue which is situated on a modern development and has easy access to local shops, schools and public transport.

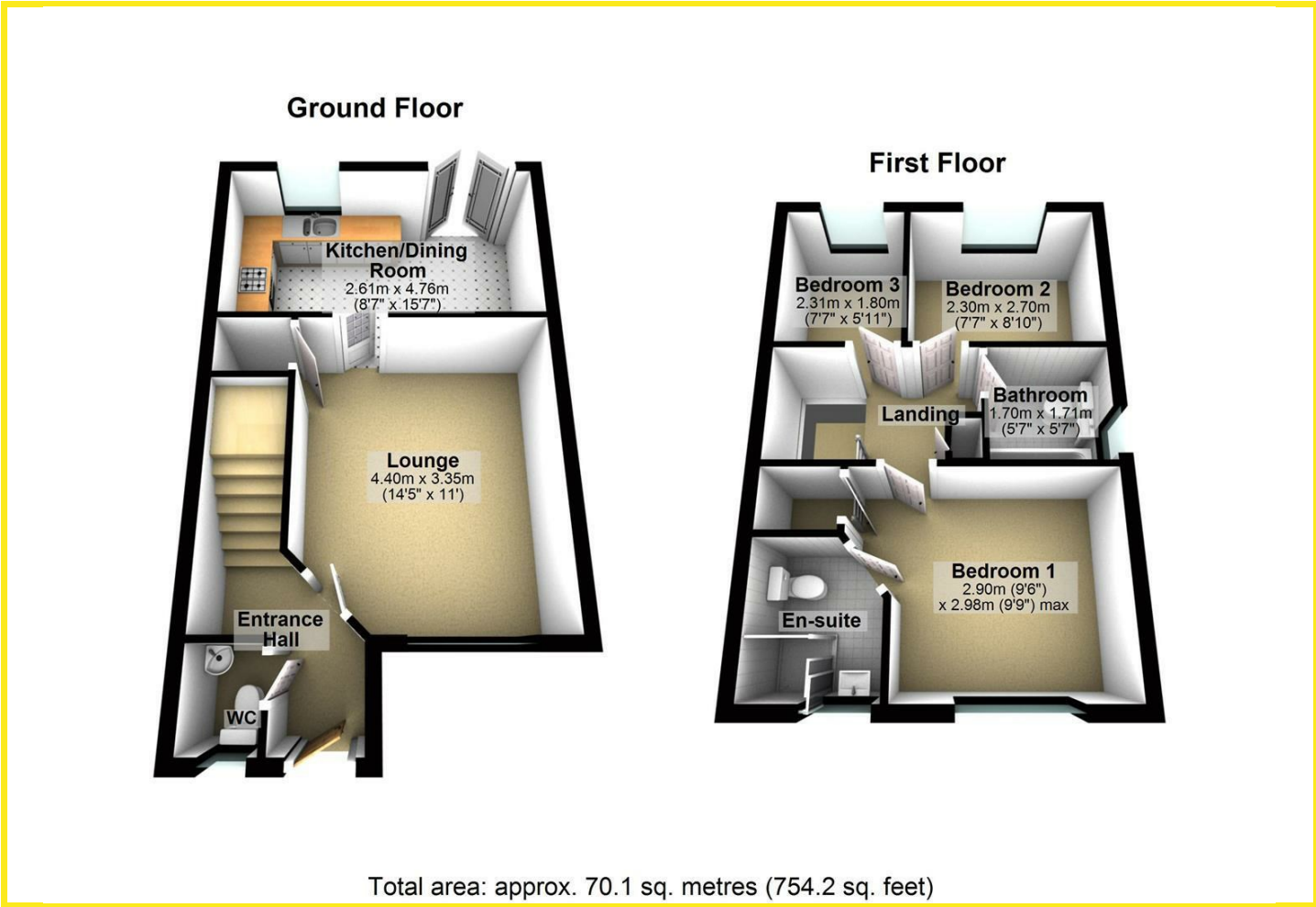




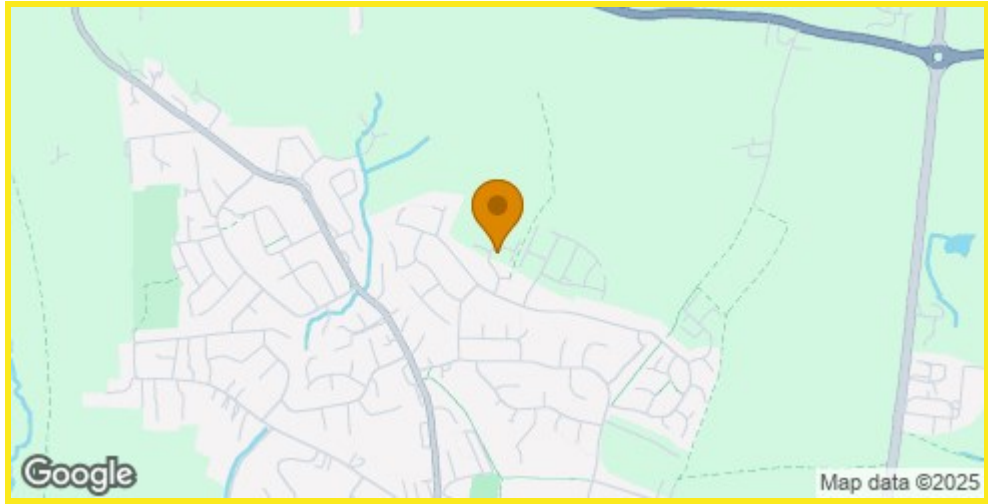




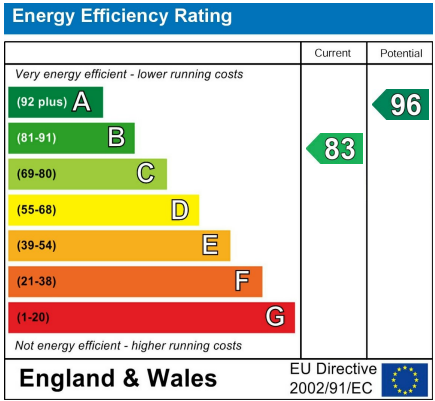
Floor Plan



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, First left onto Moorgate Drive. At the 'T' junction turn right onto Sandgate drive taking the first turning left into Baildon Avenue then take your first right in to the cul de sac where the property can be found on your left hand side.

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