

*Mike*  
**Dobson**



**6 Epsom Road**

Kippax, Leeds, LS25 7HX

**Chain Free £195,000**



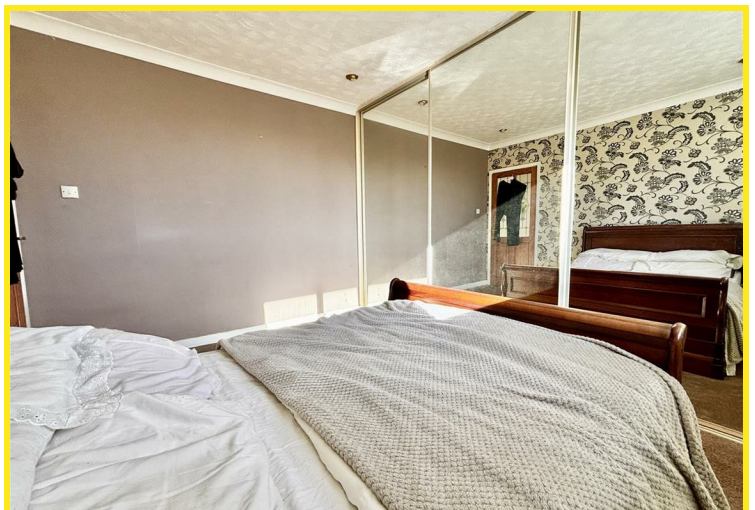
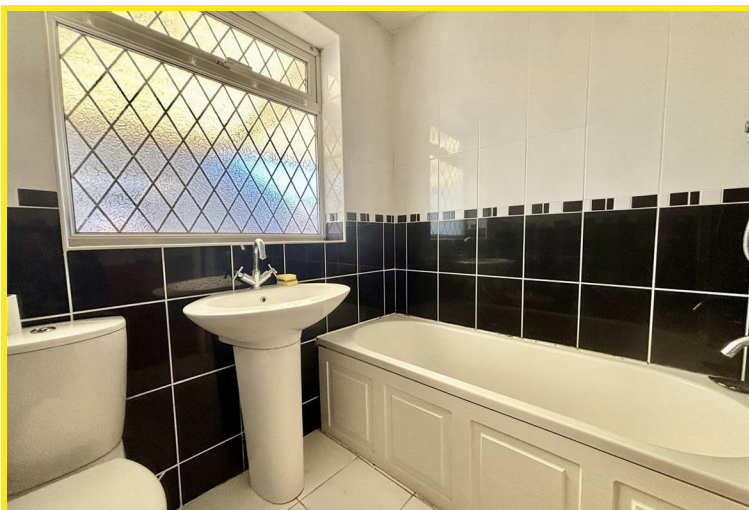
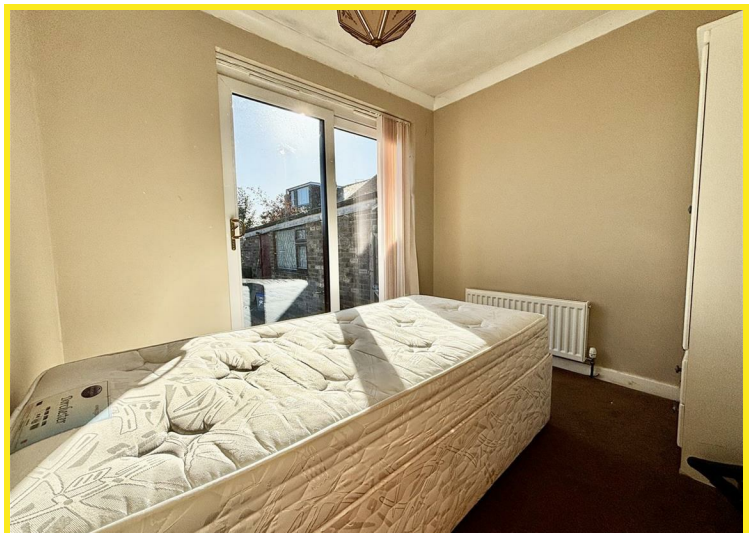
# 6 Epsom Road

Nestled on Epsom Road in the charming village of Kippax, Leeds, this two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create their ideal home. While the property is in need of updating, it offers a solid foundation for renovation and personalisation.

Upon entering, you will find a spacious lounge/diner that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The main bedroom features fitted wardrobes, offering ample storage space, while the second bedroom is versatile and can be adapted to suit your needs, whether as a guest room, study, or hobby space. The bungalow is equipped with a three-piece white bathroom suite, ensuring convenience and functionality.

Outside, the property boasts a driveway and garage, providing secure parking and additional storage options. The low-maintenance rear garden is mainly paved, making it an ideal space for outdoor gatherings or simply enjoying the fresh air without the burden of extensive upkeep.

Situated in a sought-after area, this bungalow is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. With no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer, downsizing, or seeking a project, this bungalow offers a fantastic opportunity in a desirable location. Don't miss your chance to view this property and envision the potential it holds.

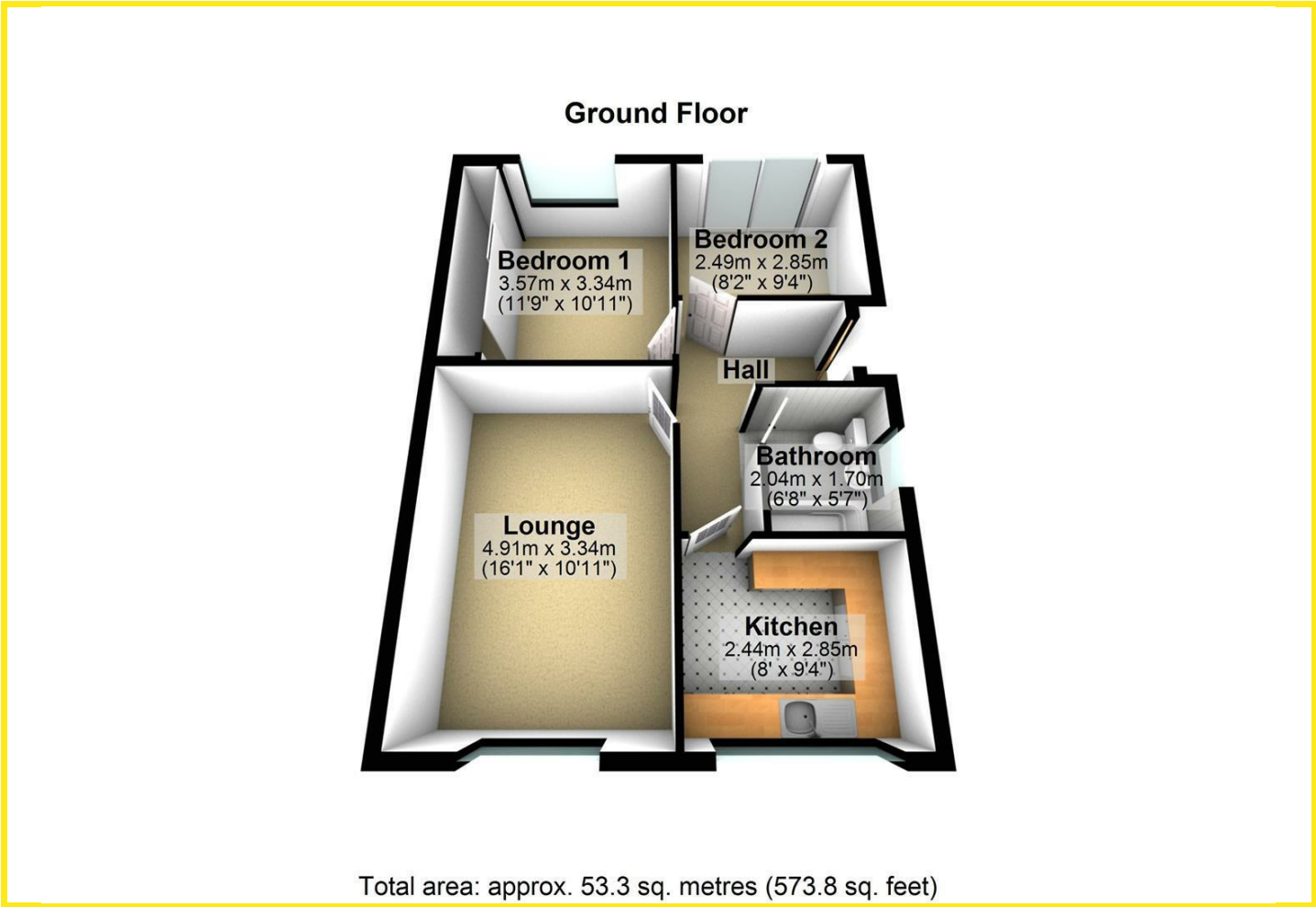




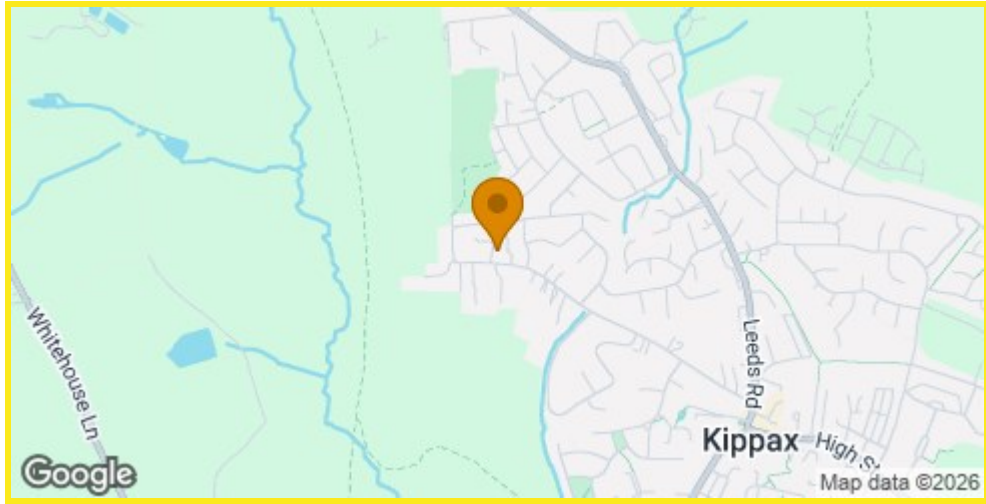




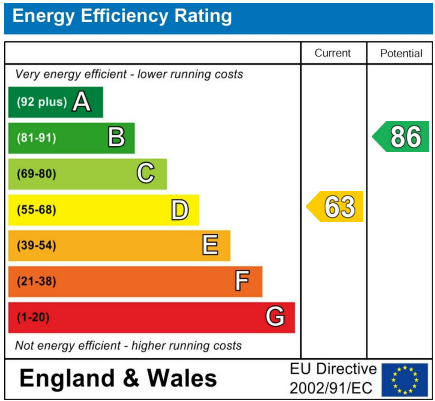
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, second left onto Westfield Lane, Continue down the hill and back up to the top taking the second exit right onto Epsom Road, were the property can be found on the right hand side as indicated by the agents board.

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