

*Mike*  
**Dobson**



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

**£215,000**



# 9 Baildon Avenue

Nestled in the charming area of Kippax, Leeds, this semi-detached bungalow on Baildon Avenue offers a perfect blend of comfort and convenience. With a spacious lounge, this property provides ample space for relaxation and entertaining. The two bedrooms provide a peaceful retreat, with a three piece bathroom suite.

There is a well-equipped kitchen, featuring a built-in oven, hob, and extractor, making it ideal for those who enjoy cooking, the PVCu double glazed conservatory invites natural light, creating a warm and welcoming atmosphere throughout the day and provides another space for relaxation.

Set on a generous corner plot, this bungalow boasts a larger rear garden that extends to the side, providing an excellent outdoor space for gardening, play, or simply enjoying the fresh air. The property also benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency.

For those with vehicles, there is parking available for up to two cars, leading to a detached garage, adding to the convenience of this lovely home.

This bungalow is perfect for anyone seeking a peaceful lifestyle in a friendly community, with easy access to local amenities and transport links. Don't miss the opportunity to make this charming property your own.

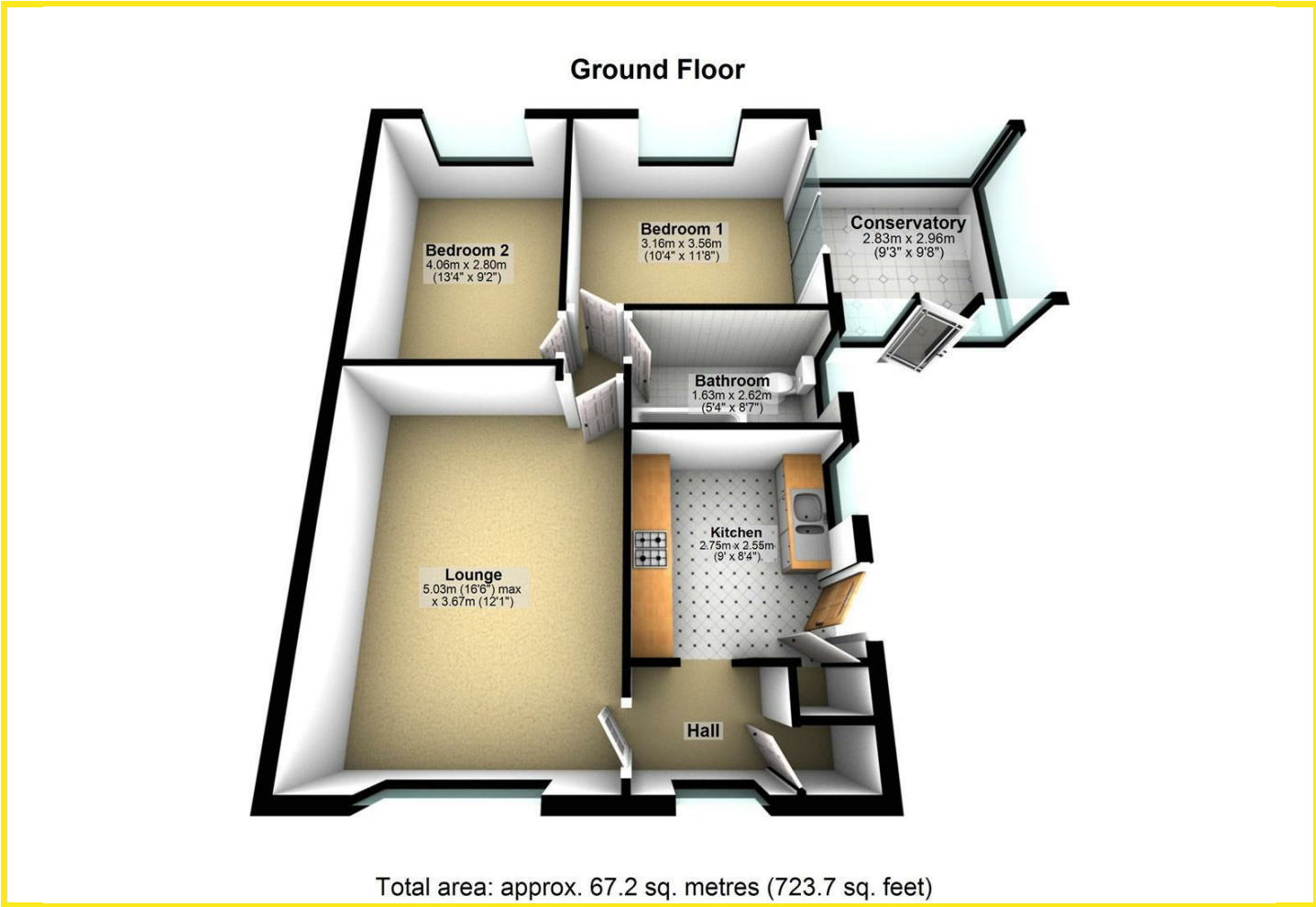




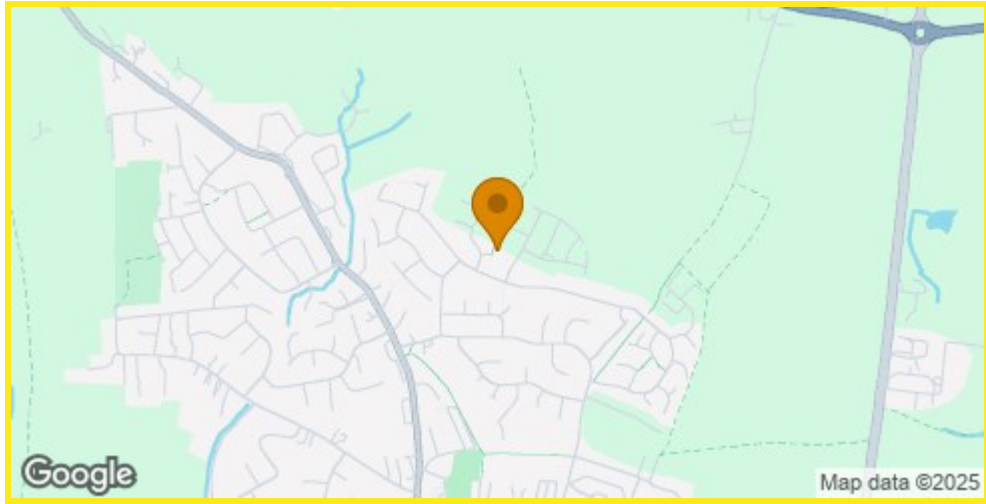




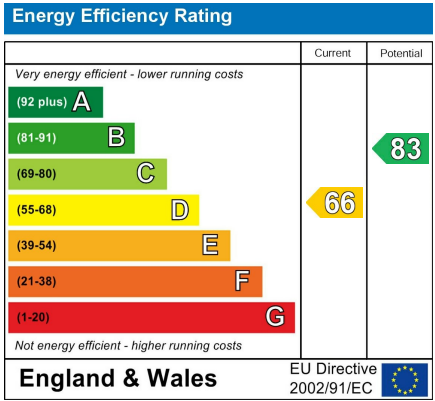
Floor Plan



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.