

Mike
Dobson



28 Merton Close
Kippax, Leeds, LS25 7NR

£425,000

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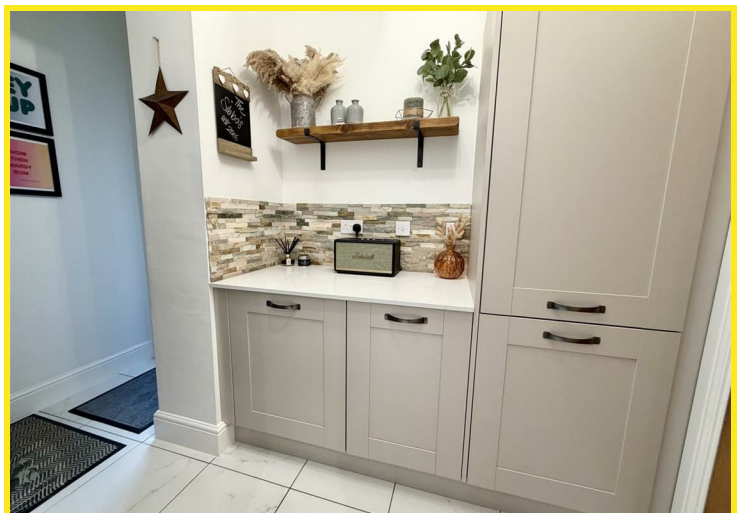
Nestled in the desirable Merton Close, Kippax, Leeds, this stunning three-bedroom extended detached house, built in 2020, offers a perfect blend of modern living and comfort. As you step inside, you are welcomed by a spacious and inviting lounge that sets the tone for the rest of the home. The property has been thoughtfully extended to create a generous open plan kitchen, dining and family room, featuring bi-fold doors that seamlessly connect the indoor space to the rear garden, perfect for entertaining or enjoying family time.

The modern fitted kitchen is a chef's delight, boasting a large range of fitted units, elegant quartz work surfaces, and a central island that enhances both functionality and style. Integrated appliances ensure that this kitchen is as practical as it is beautiful. An extended utility room provides additional storage and convenience with an integrated washing machine, leading to a ground floor WC for added ease.

On the first floor, you will find three well-proportioned double bedrooms. The main bedroom is particularly impressive, featuring a walk-through dressing area with Hammonds fitted wardrobes, leading to an en-suite shower room. The family bathroom is equally well-appointed, offering a four-piece suite that caters to all your needs.

Externally, the property benefits from a double-width driveway, providing off-road parking for two vehicles, and leads to an integral garage equipped with power and lighting. The fully enclosed rear garden is a delightful retreat, featuring a paved patio area and an artificial lawn, complemented by raised planters, making it an ideal space for relaxation and outdoor activities.

This exceptional home is perfect for families seeking a modern lifestyle in a tranquil setting, and it is not to be missed.

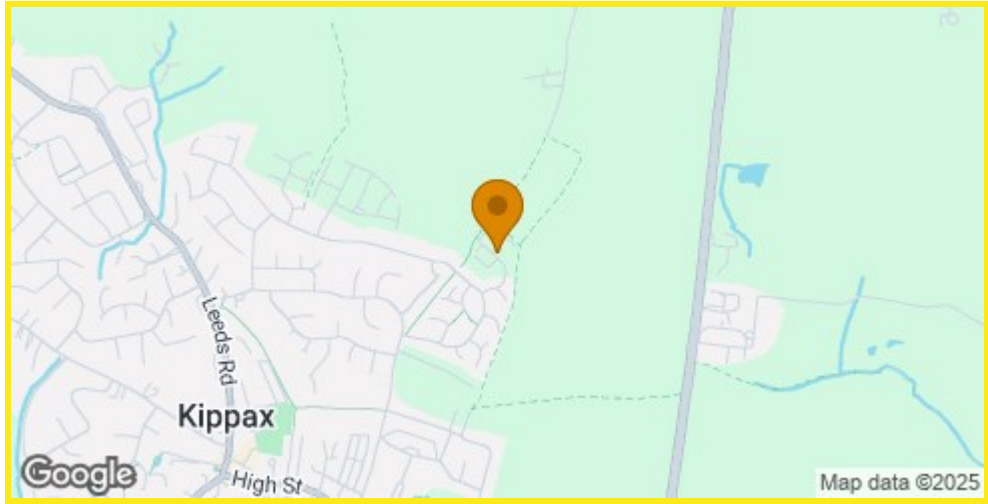




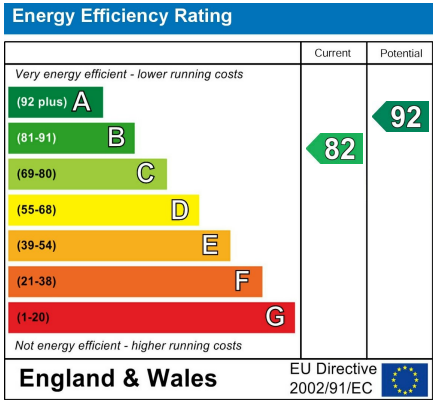
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn Right up High Street taking the Forth turning Left onto Gibson Lane. Proceed down the hill, turning right onto Sandgate Drive. Take the third turning right into Merton Close where the property can found on the right hand side, as indicated by the Agents board.