

Mike  
**Dobson**



**217 Gibson Lane**  
Kippax, Leeds, LS25 7JL

**£255,000**

# 217 Gibson Lane

Nestled in the charming area of Kippax, Leeds, this delightful two-bedroom detached bungalow on Gibson Lane offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious lounge, complete with a gas fire and an elegant surround, creating a warm and inviting atmosphere for relaxation and entertaining.

The heart of the home is undoubtedly the modern fitted kitchen/diner, which boasts integrated appliances, including an oven and fridge freezer, making meal preparation a breeze. The layout is designed for both functionality and style, ideal for family gatherings or quiet dinners.

This bungalow features two generously sized double bedrooms, one of which conveniently opens directly into the garden, providing a lovely connection to the outdoors. The second bedroom includes a utility cupboard, adding to the practicality of the space. The modern shower room is a standout feature, showcasing a large walk-in shower and a sleek white suite, ensuring a refreshing start to your day.

Outside, the property is equally impressive. The front garden is beautifully landscaped with grass and flower beds, enhancing the curb appeal. A long driveway offers ample parking for multiple vehicles, leading to a single detached garage for additional storage. The rear garden is a tranquil retreat, featuring a patio area perfect for alfresco dining, alongside a lawned space and a shed for gardening tools.

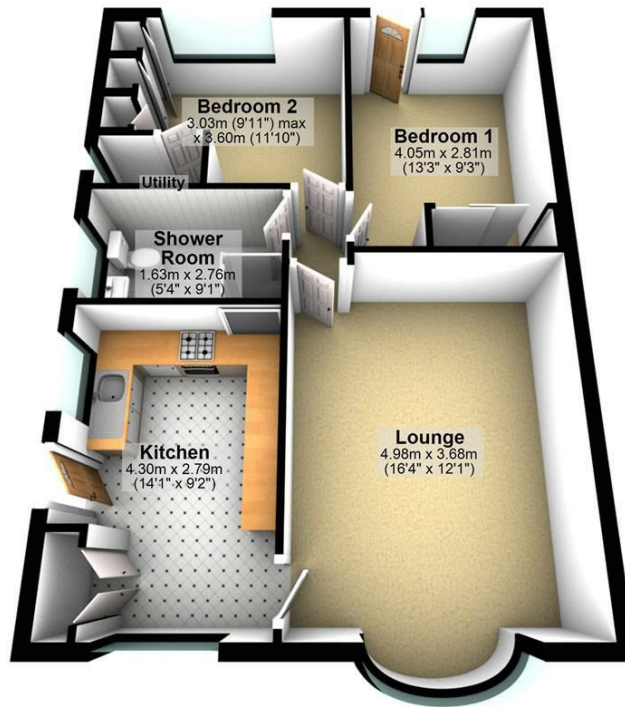
This property is offered with no chain, making it an ideal choice for those looking to move in without delay. With its modern amenities and charming outdoor spaces, this bungalow is a wonderful opportunity for anyone seeking a comfortable home in a desirable location.





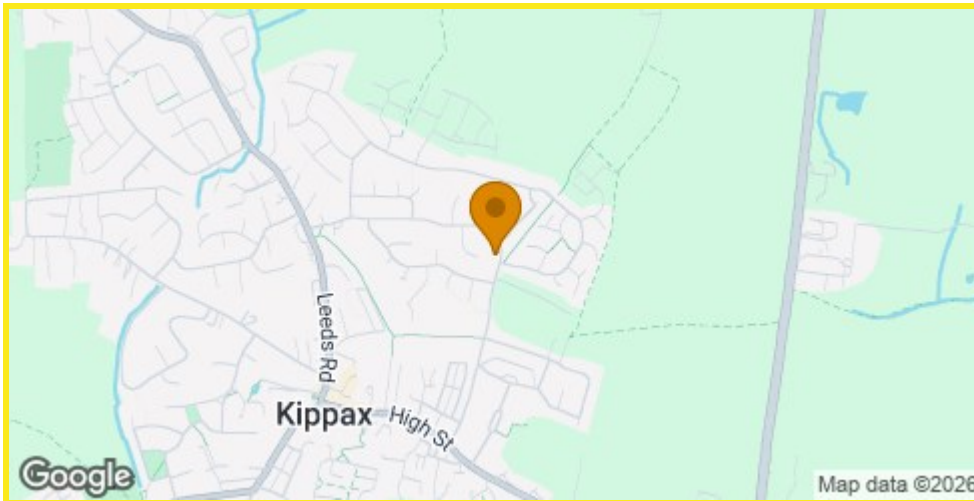
## Floor Plan

### Ground Floor

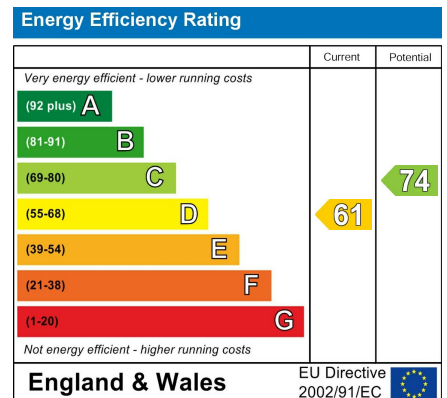


Total area: approx. 60.1 sq. metres (646.4 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street taking the fourth turning left onto Gibson Lane. Continue down the hill where the property can be found on the left as indicated by the agents board.

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