

Mike
Dobson



26 Moorgate Avenue
Kippax, Leeds, LS25 7PG

£275,000

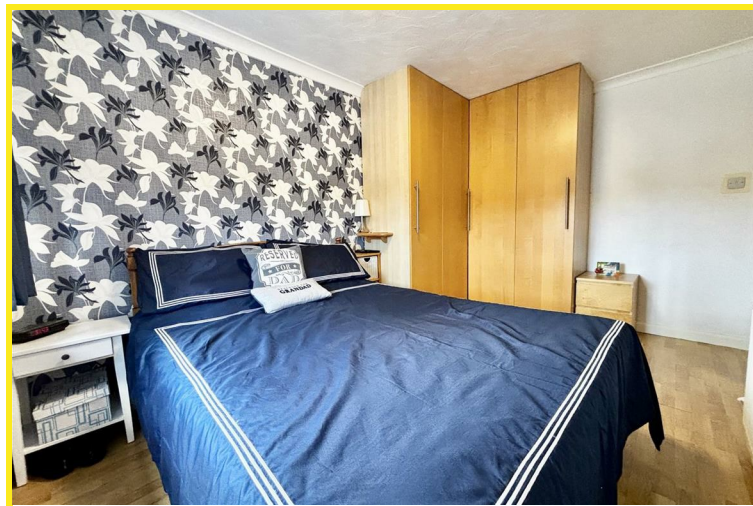
26 Moorgate Avenue

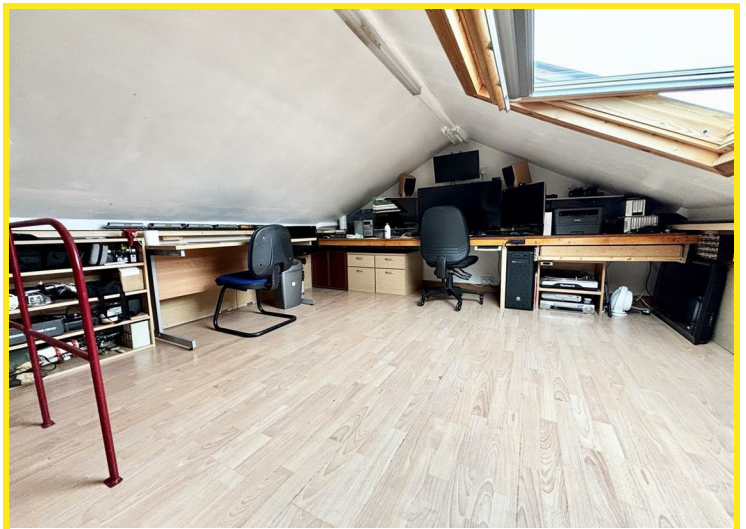
Nestled at the head of a tranquil cul-de-sac on Moorgate Avenue in Kippax, Leeds, this extended three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation, and an open-plan kitchen/dining room that features a modern fitted kitchen equipped with a four-ring electric hob, extractor fan, and electric oven, making it ideal for culinary enthusiasts.

The main bedroom includes fitted wardrobes, providing ample storage space. An added bonus is the loft access in the second bedroom, which has been cleverly converted into a usable room, currently serving as an office space for the current owner. This versatile area is perfect for those who work from home or require additional living space.

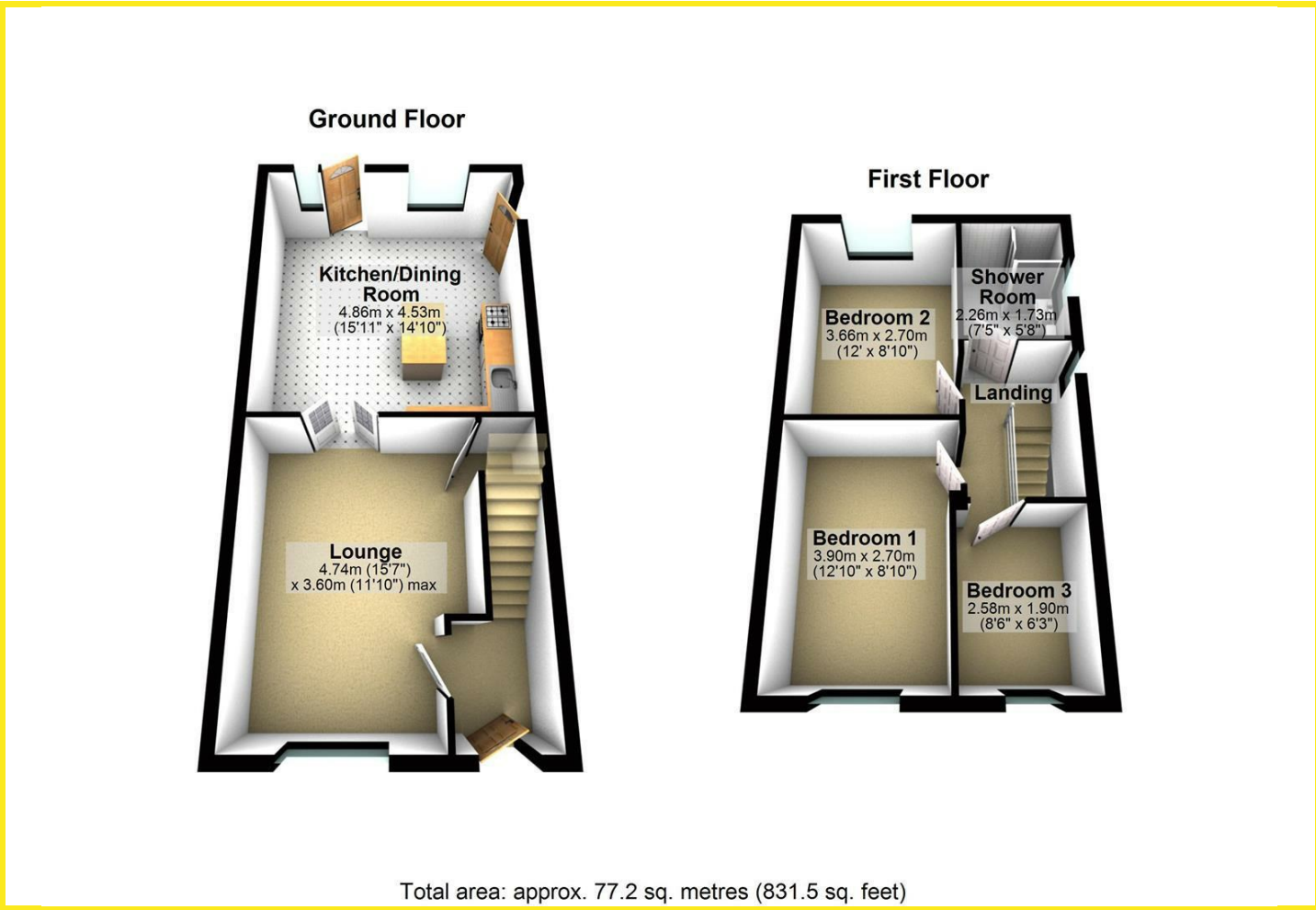
The property also features a contemporary three-piece white shower suite, complete with a walk-in shower, vanity wash basin, and low flush WC, ensuring convenience and style. Outside, the concrete imprint driveway offers parking for multiple vehicles and leads to a garage that is equipped with power and light, currently utilised as a workshop.

The private and enclosed rear garden is designed for low maintenance, predominantly paved, allowing for easy outdoor enjoyment without the hassle of extensive upkeep. With easy access to local shops, schools, and public transport links, this home is ideally situated for modern living. This property is a must-see for anyone seeking a comfortable and convenient lifestyle in a peaceful setting.

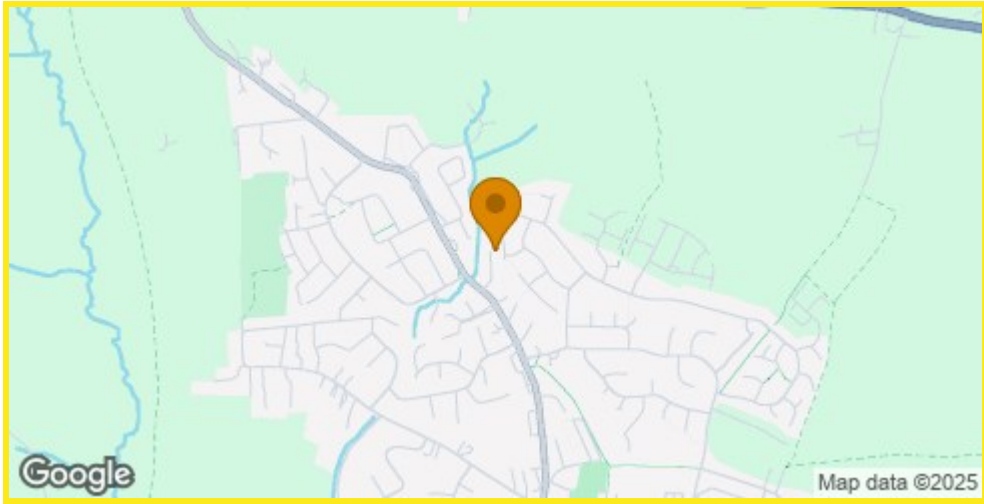




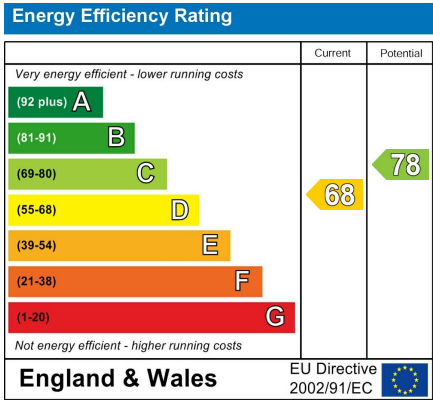
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to mini roundabout and take the second exit right onto Leeds Road. Continue down the hill turning right just before the Moorgate Public House onto Moorgate Avenue where the property can be found on the right hand side. at the head of the cul-de-sac.

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