Mike Dobson







95 Gibson Lane

Kippax, Leeds, LS25 7JL

O.I.R.O £290,000

95 Gibson Lane

A delightful three-bedroom detached house located in the charming village of Kippax. This property is an excellent choice for a variety of buyers, particularly those with growing families.

To the front of the property, you will appreciate off road parking available that has been newly laid with concrete imprint. Upon entering, you are greeted by the entrance hall which leads to the spacious living room which is bathed in natural light, creating a serene atmosphere perfect for relaxation after a long day.

The heart of the home is undoubtedly the open plan kitchen and dining room, which is designed for both functionality and socialising. This modern space is well-equipped with a range of wall and base units, and integrated appliances, making it ideal for hosting family gatherings or entertaining friends having French doors that open out onto the beautiful rear garden.

Venturing to the first floor, you will find three generously sized bedrooms, each offering a comfortable retreat. The main bedroom features built-in wardrobes, providing ample storage space. The family bathroom is a highlight, showcasing a stylish four-piece suite complete with a standalone bath, perfect for unwinding after a long day. The property has gas central heating and PVCu double glazing providing warmth and energy efficiency throughout the colder months.

Outside, the property boasts a tranquil rear garden, which has just recently been re-landscaped with paved patio, artificial lawn and a further paved and pebbled seating area to the top with raised planters and pergola, a true haven for relaxation and outdoor entertaining. Whether you wish to enjoy a quiet afternoon in the sun or host a summer barbecue, this garden provides the perfect backdrop.

In summary, this charming detached home in Kippax offers a wonderful blend of comfort, style, and practicality, making it an ideal choice for families and individuals alike. Don’t miss the opportunity to make this lovely property your own









Kippax, Leeds, LS25 7JL





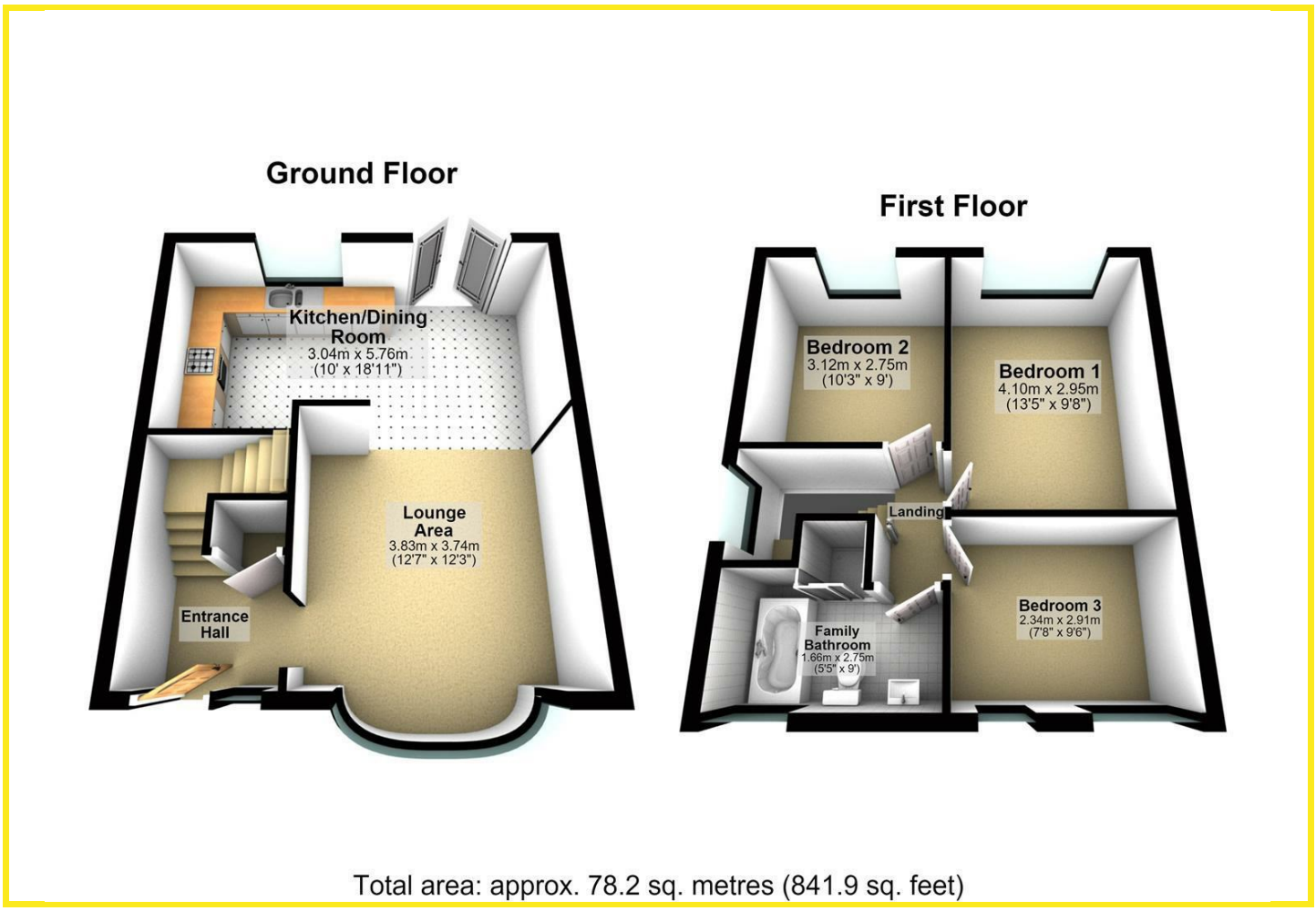








Floor Plan

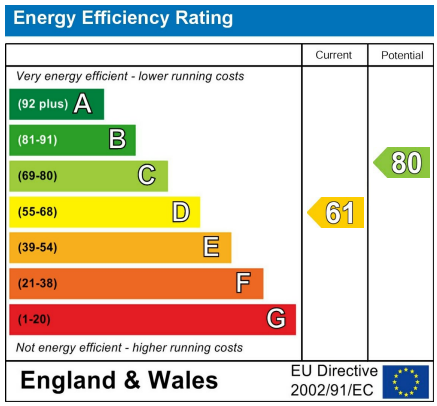


Total area: approx. 78.2 sq. metres (841.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up the 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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