

Mike  
**Dobson**



62 Gibson Lane  
Kippax, Leeds, LS25 7BB

**£190,000**

# 62 Gibson Lane

Nestled in the charming area of Kippax, Leeds, this beautifully presented three-bedroom mid-terrace house offers a delightful blend of modern living and convenience. With no onward chain, this property is ready for you to move in and make it your own.

As you enter, you are welcomed into a modern fitted kitchen/diner, complete with an integrated fridge freezer, a four-ring electric hob with an extractor above, and an oven, plus a lovely breakfast bar, making it a perfect space for culinary enthusiasts. The kitchen seamlessly opens into a spacious lounge, where French doors invite natural light and provide access to the private rear garden, ideal for entertaining or simply enjoying a quiet evening outdoors.

The first floor boasts three well-proportioned bedrooms, with the main bedroom featuring fitted wardrobes with sliding mirror doors, offering both style and practicality. The family bathroom comprises of a four-piece white suite that includes a corner bath, a shower cubicle, a pedestal wash basin, and a low flush WC, ensuring comfort and convenience for all.

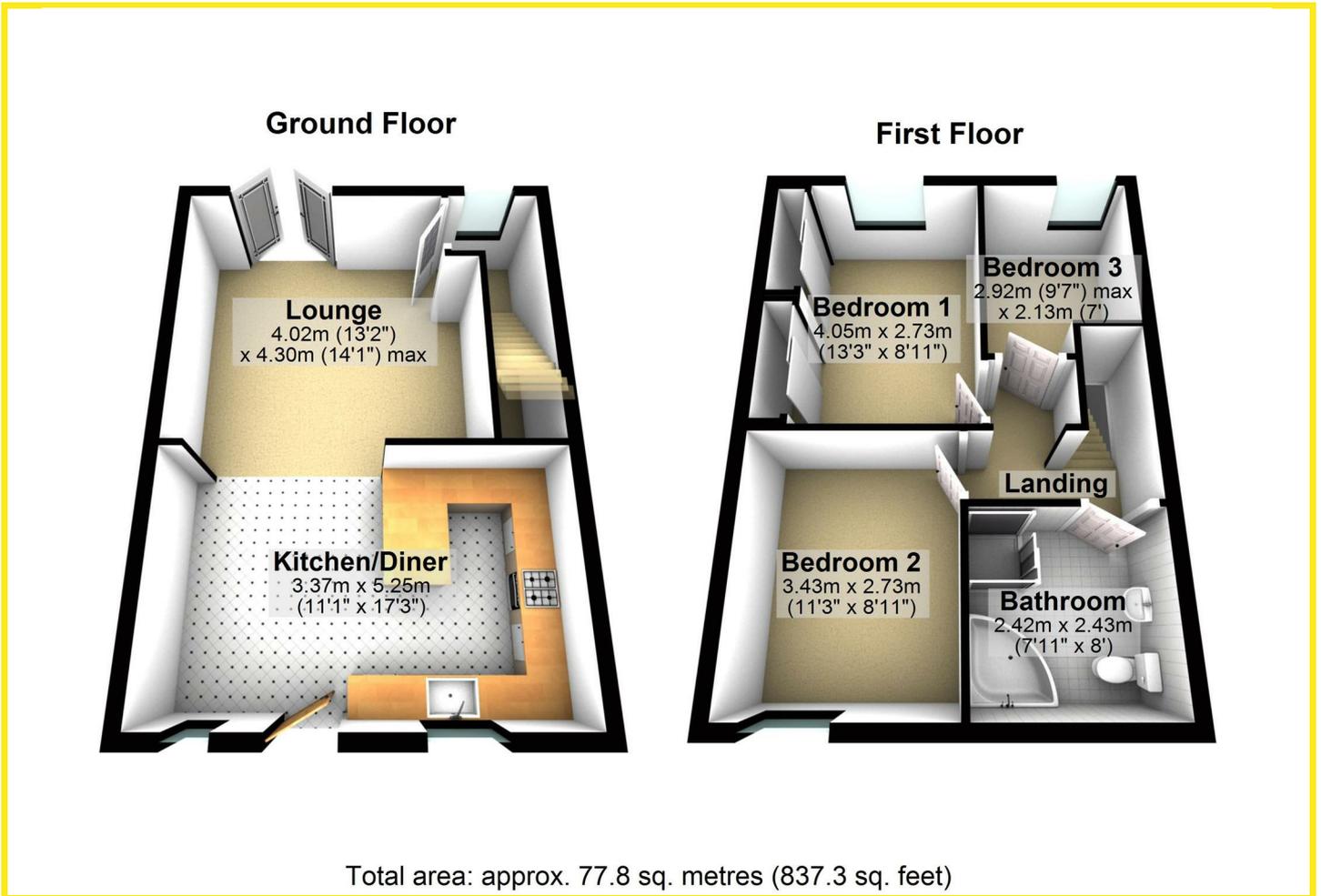
Outside, the property benefits from a private and enclosed rear garden, predominantly laid to lawn, complemented by a shed for additional storage. The front garden is low maintenance, paved, and adds to the overall appeal of the home.

Situated in a popular location, this property is within walking distance of local shops, schools, and public transport links, making it an excellent choice for families and commuters alike. This charming home is not to be missed, offering a perfect opportunity for those seeking a stylish and convenient lifestyle in Kippax.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right up High Street taking the fourth turning left onto Gibson Lane, continue along this road where the property can be found on your right hand side as indicated by our Agents board.

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