

Mike  
**Dobson**



**19 Manor Garth Road**

Kippax, Leeds, LS25 7PD

**£375,000**

# 19 Manor Garth Road

Nestled in the sought-after area of Kippax, Leeds, this extended three-bedroom detached bungalow on Manor Garth Road offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment which seamlessly flows into the large conservatory which has a fully insulated panelled internal ceiling making it an ideal all year round reception room. There is a large separate dining room which leads to the fully fitted kitchen, which is equipped with a range of built-in appliances, making it a delightful space for culinary enthusiasts.

The property boasts a charming breakfast snug, ideal for casual dining or enjoying your morning coffee. The main bedroom features an en-suite, providing a private retreat, while the additional two bedrooms offer ample space for family or guests. The four-piece white bathroom suite is both stylish and functional, catering to all your needs.

A highlight of this bungalow is the larger than average rear garden which is a true gem, providing a tranquil outdoor space for relaxation, gardening, or entertaining.

Additional features include a driveway, car port, and a detached garage, ensuring plenty of parking and storage options. The property is equipped with gas central heating and PVCu double glazing, enhancing energy efficiency and comfort throughout the year.

This delightful bungalow is perfect for those seeking a peaceful yet convenient lifestyle in a desirable location. Don't miss the opportunity to make this charming property your new home.

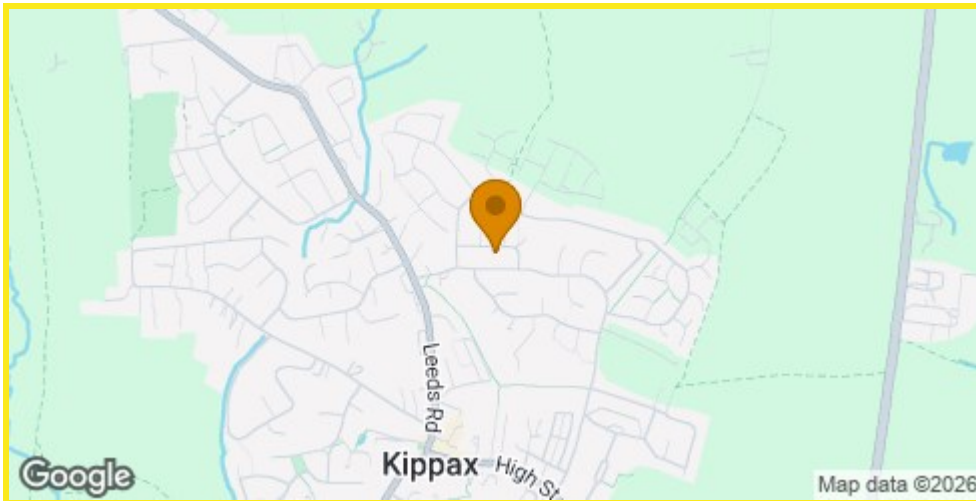




# Floor Plan



## 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>			
(55-68) <b>D</b>		61	
(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 left to the mini roundabout taking the third exit right onto Leeds Road, continue down the hill turning right at the bottom onto Gibson Lane, follow the road taking the first left onto Manor Garth Road where the property can be found immediately on the right hand side as indicated by the Agents board.

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