

Mike

**Dobson**



10 Moorgate Avenue  
Kippax, Leeds, LS25 7PG

**Offers Over £260,000**

# 10 Moorgate Avenue

Welcome to Moorgate Avenue, Kippax, Leeds - a charming semi-detached house that offers a perfect blend of comfort and style. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, and a fully decorated loft room, there's plenty of space for the whole family to unwind.

The modern fitted kitchen is a chef's dream, complete with a full range of integrated appliances for your culinary adventures. The extension to the rear makes the kitchen larger and provides an additional sitting room, perfect for enjoying a cup of tea while basking in the natural light that floods the space.

The main bedroom features fitted furniture, adding a touch of elegance and functionality to the room. Parking is a breeze with space for three vehicles on the concrete imprint driveway which leads to a detached garage, ensuring convenience for you and your guests. Gas central heating & PVCu double glazing provides comfort and warmth during the colder months.

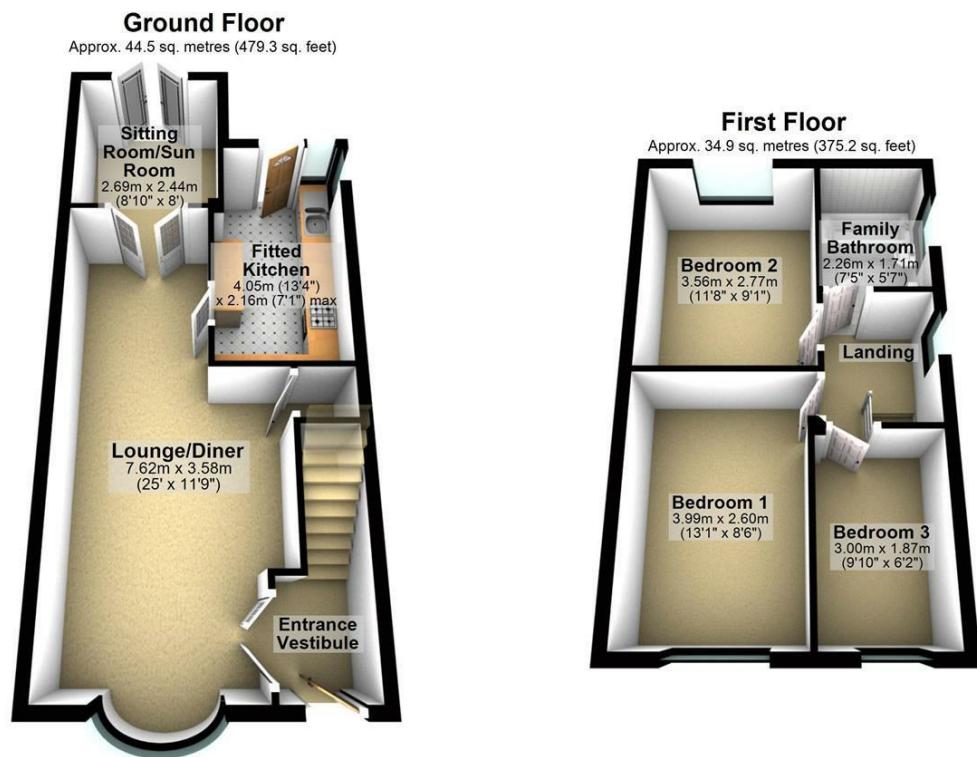
Step outside to the established rear garden, a tranquil oasis where you can relax and unwind. The gazebo offers a perfect spot for al fresco dining or simply enjoying the fresh air.

Don't miss the opportunity to make this house your home - a perfect combination of modern amenities and classic charm awaits you at Moorgate Avenue.



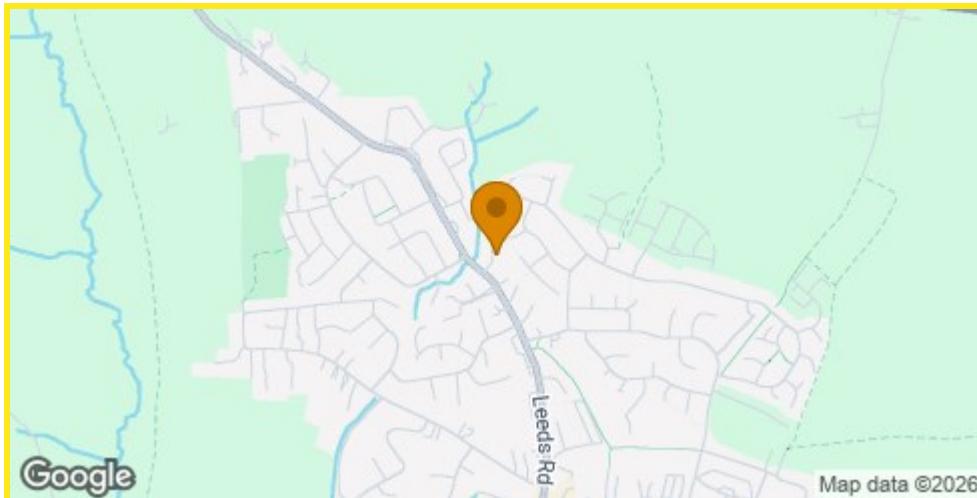


## Floor Plan

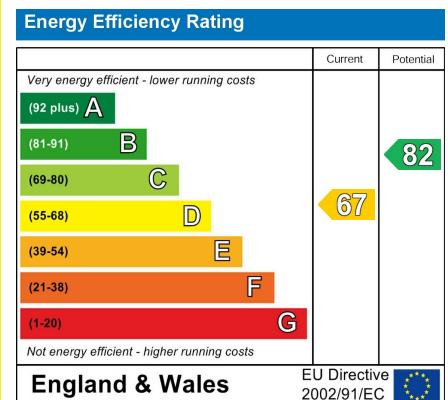


Total area: approx. 79.4 sq. metres (854.5 sq. feet)

## 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.

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