Mike Dobson

10 Bula Close

Kippax, Leeds, LS25 7QU

Chain Free £350,000

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Nestled in the desirable Bula Close, Kippax, this beautifully presented detached bungalow offers a perfect blend of comfort and modern living. Set on a larger than average plot, this spacious three-bedroom home is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a charming vestibule that leads into a generous living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted breakfast kitchen, which boasts elegant granite worktops and a comprehensive range of integrated appliances, including an oven, hob, extractor, microwave, dishwasher, washing machine and fridge freezer. This kitchen is designed for both functionality and style, making it a delightful space for culinary enthusiasts.

The bungalow features three well-proportioned bedrooms, each equipped with fitted furniture, ensuring ample storage and a tidy living environment. A modern white shower room completes the interior, providing a fresh and inviting space.

Adding to the appeal of this property is a PVCu double glazed conservatory, which opens out to the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors. The home benefits from PVCu double glazed windows and gas central heating, ensuring comfort throughout the seasons.

Outside, the property boasts a large driveway with wrought iron gates, providing off-road parking for several vehicles, along with a detached garage for additional storage. The front garden is generously sized, mainly pebbled with attractive shrubs, while the rear garden features a paved patio leading to a lawn, perfect for outdoor gatherings or quiet moments in the sun.

Offered for sale with no chain, this delightful bungalow is a must-see for anyone looking to settle in a friendly community. Arrange a viewing today to fully appreciate all that this wonderful property has to offer.

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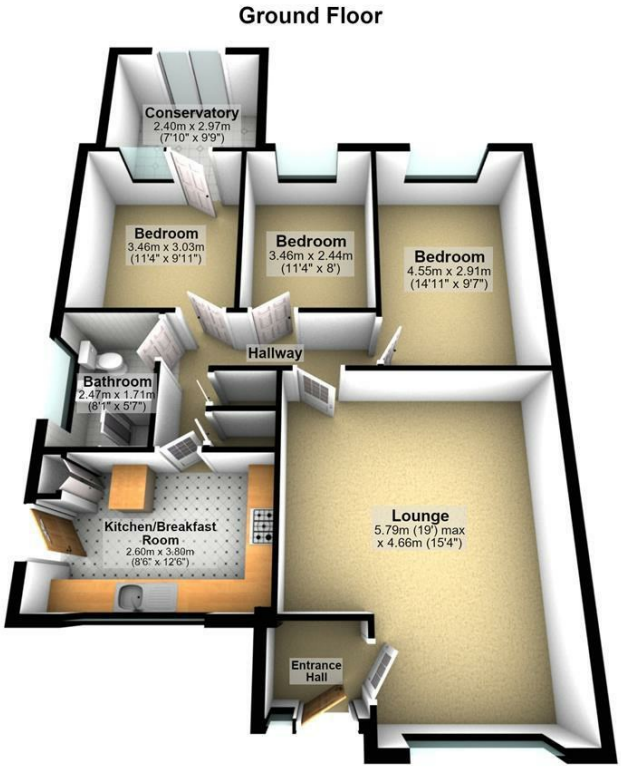
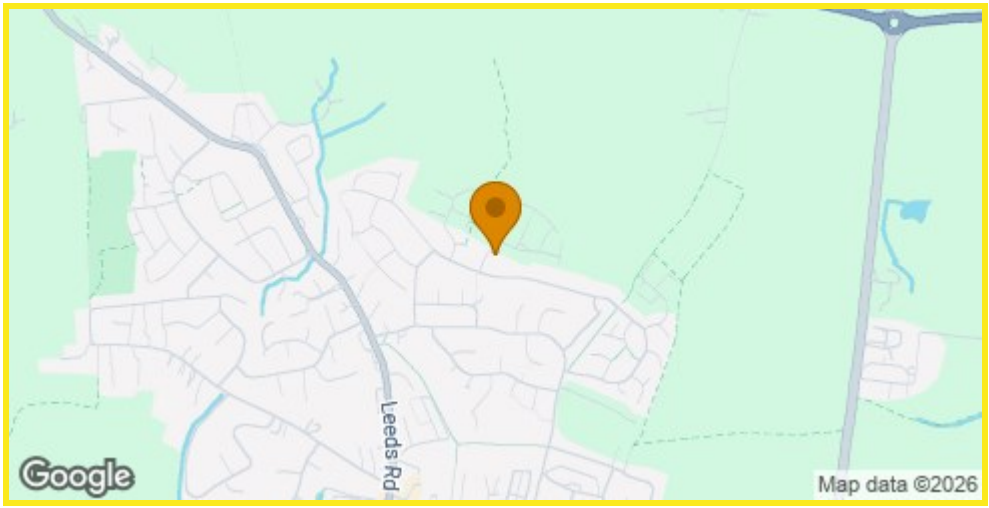
Floor Plan

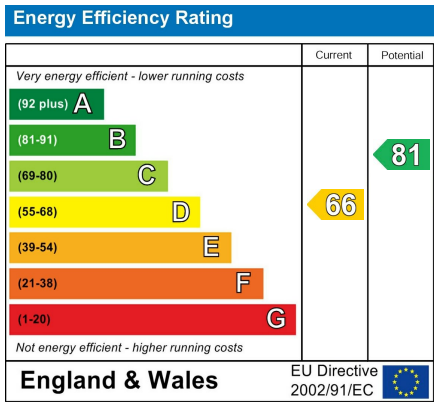


Total area: approx. 87.7 sq. metres (943.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down the hill turning right at the bottom onto Gibson Lane, take the first turning left onto Moorgate Drive continuing along to the 'T' junction turning right onto Sandgate Drive, second left onto Bula Close, where the property can be found on the right hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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