Mike Dobson







# 4B Ascot Road

Kippax, Leeds, LS25 7HT

**Chain Free £280,000**

# 4B Ascot Road

**NO ONWARD CHAIN** Nestled on Ascot Road in the charming area of Kippax, Leeds, this delightful three-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and invites relaxation. The modern fitted kitchen is a chef's dream, equipped with a range of integrated appliances, including a gas hob extractor, electric double oven, washing machine, dishwasher, and fridge freezer, making meal preparation a breeze. The conservatory provides a lovely space to enjoy the garden views and leads directly to the rear garden, perfect for entertaining or simply enjoying the outdoors.

The bungalow features three well-proportioned bedrooms, ideal for family living or accommodating guests. The three-piece white bathroom suite is both stylish and functional, catering to all your needs. The property benefits from gas central heating, with a combination boiler installed in 2024, ensuring warmth and efficiency throughout the year, along with PVCu double glazing. The loft has a pull down ladder and is part boarded making a useful storage space.

Outside, the long brick-paved, gated driveway offers parking for up to five vehicles, leading to a detached garage complete with a remote control door, power, and lighting. The front garden is predominantly lawned, adorned with a variety of plants and shrubs, creating an inviting first impression. The rear garden is fully enclosed and designed for low maintenance, featuring shrub beds that add a touch of greenery without the hassle of extensive upkeep.

This bungalow is not just a home; it is a lifestyle choice, offering convenience, comfort, and a welcoming atmosphere in a desirable location. Whether you are looking to downsize or seeking a family home, this property is sure to impress.









Kippax, Leeds, LS25 7HT





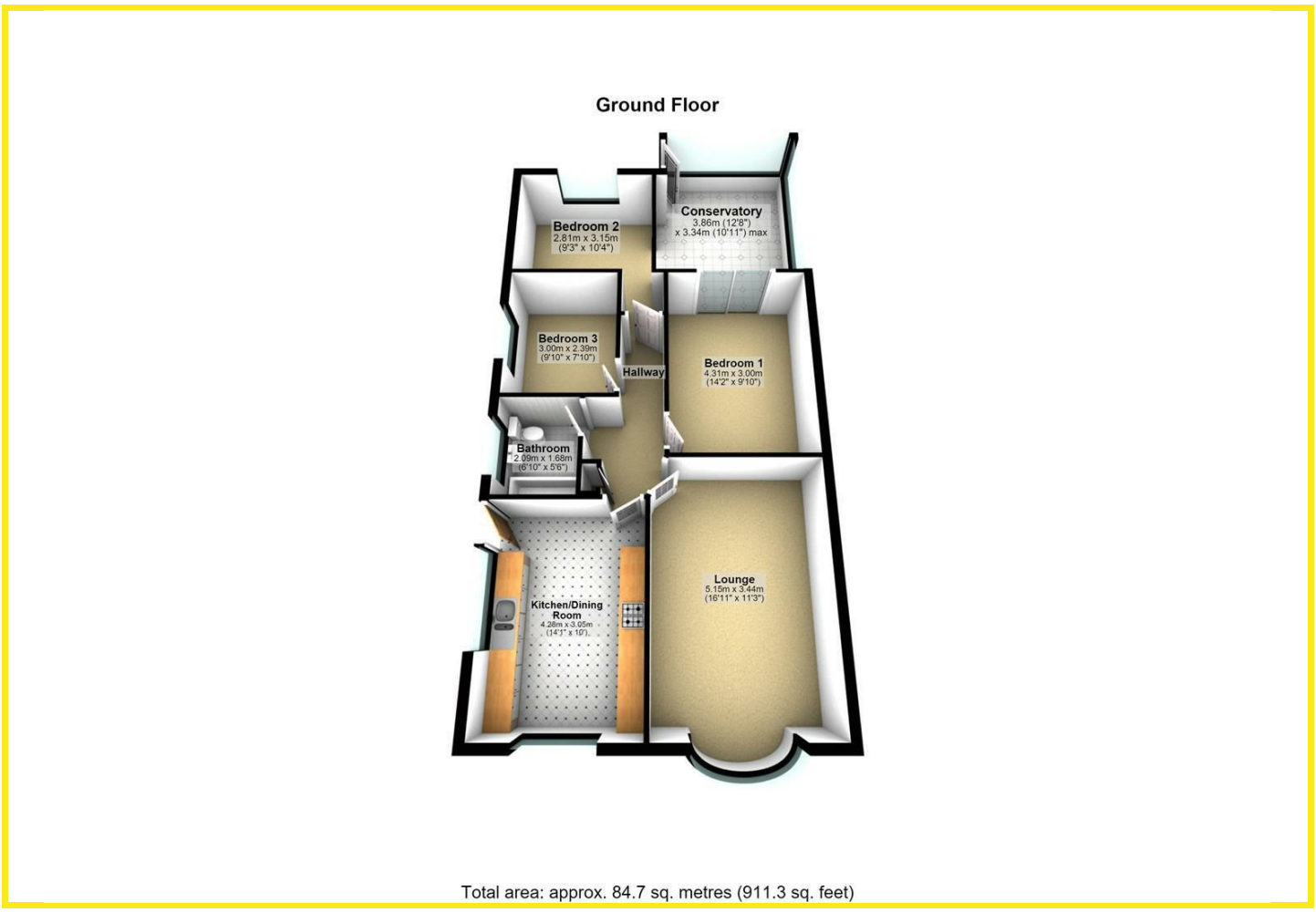








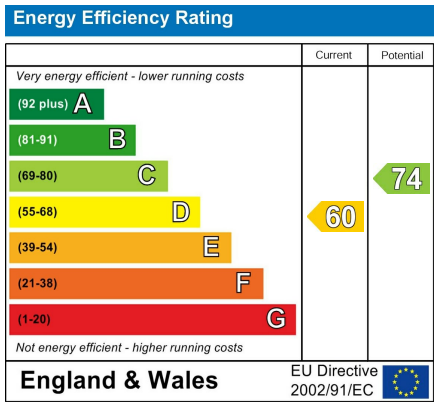
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Directions

From our Kippax office turn left to mini roundabout taking second exit right onto Leeds Road. Take the second left onto Westfield Lane and continue down the hill and back up to the top turning right onto Goodwood Avenue. At the junction turn left onto Ascot Road where the property can be found immediately on the left hand side as indicated by the Agents board.

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