

Mike  
**Dobson**



**3 Holland Road**

Kippax, Leeds, LS25 7PP

**Chain Free £260,000**

# 3 Holland Road

Nestled on the desirable Holland Road in Leeds, this well-presented detached bungalow offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking a peaceful retreat. The inviting lounge provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The modern fitted kitchen is equipped with built-in appliances, making meal preparation a delight. The spacious shower room has been thoughtfully designed to meet today's standards, ensuring convenience and style. The bungalow benefits from gas central heating, with a brand new boiler installed in March 2025, ensuring warmth and efficiency throughout the year.

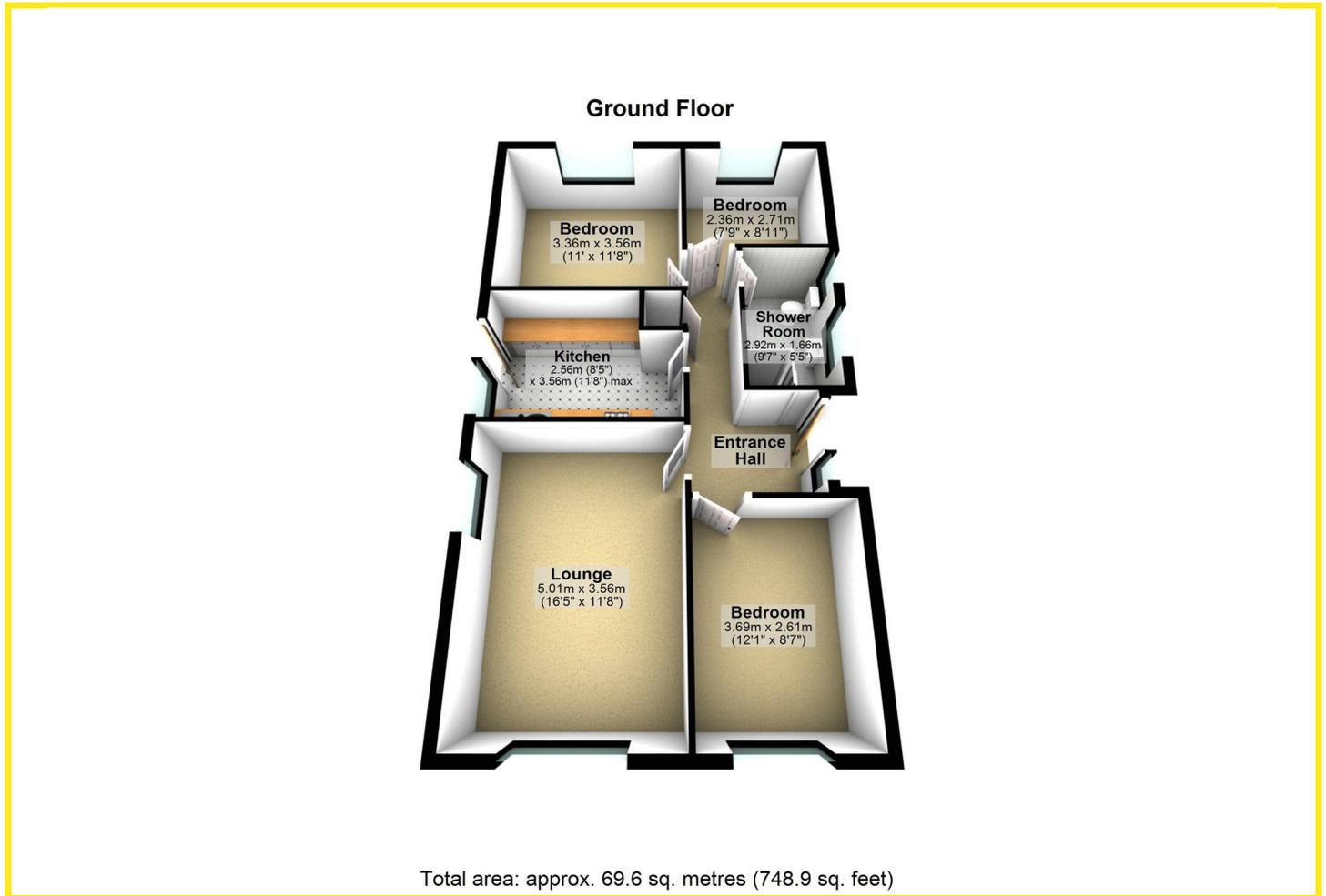
The property boasts PVCu double glazing, enhancing energy efficiency and providing a quiet indoor environment. The exterior features wrought iron gates leading to a generous driveway, offering parking for up to four vehicles, along with a detached garage that includes power and lighting, perfect for additional storage or a workshop.

Step outside to discover a sunny and private rear garden, complete with a patio and lawn area, ideal for outdoor gatherings or simply enjoying the fresh air. This delightful bungalow is situated in a popular location, making it a fantastic opportunity for those looking to settle in a vibrant community. This property is not to be missed.





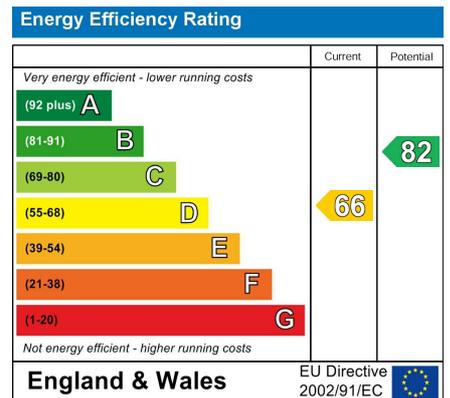
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up the High Street taking the fourth turning left onto Gibson Lane, continue down the hill taking the second exit right onto Holland Road where the property can be found on the left hand side as indicated by the Agents board.

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