

Mike  
**Dobson**



**221 Gibson Lane**  
Kippax, Leeds, LS25 7JL

**£325,000**

# 221 Gibson Lane

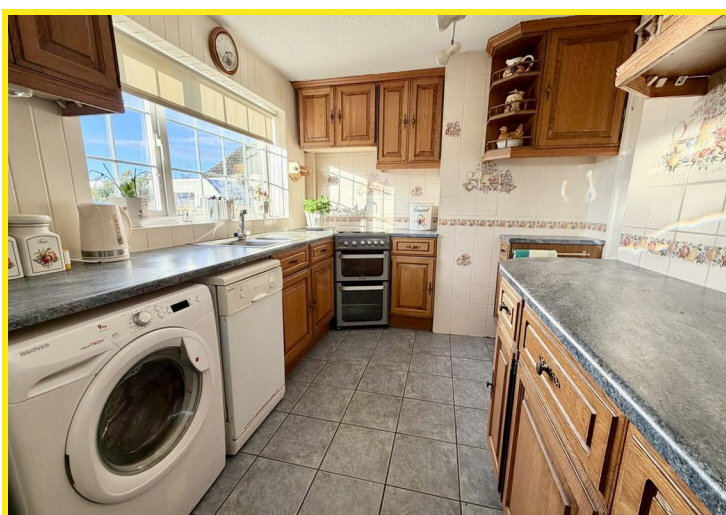
Nestled in the sought-after area of Gibson Lane, Kippax, Leeds, this four-bedroom detached dormer bungalow offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, including a generous lounge that invites relaxation and social gatherings. The open-plan hallway and dining room create a welcoming atmosphere, ideal for family meals and entertaining guests.

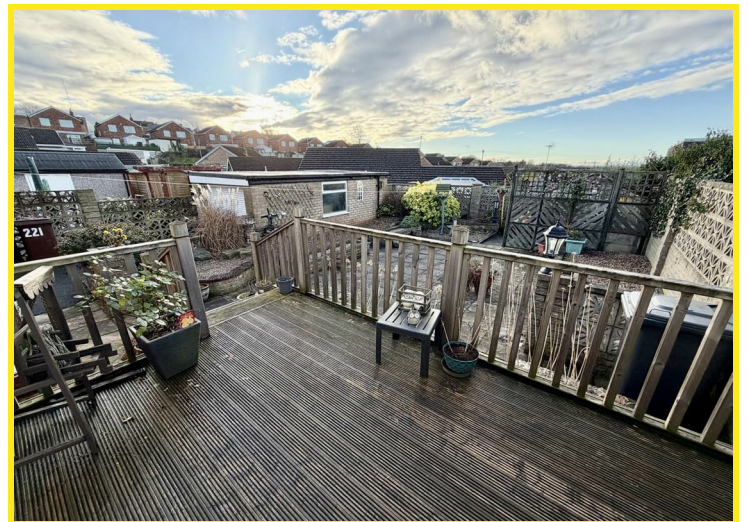
On the ground floor, you will find two well-proportioned bedrooms, complemented by a modern shower room. Ascend to the first floor, where two additional bedrooms await, one of which features an en-suite shower room, providing privacy and comfort for family or guests.

This bungalow is equipped with gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. The long driveway offers ample off-road parking for up to four vehicles, leading to a detached garage for additional storage or workshop space.

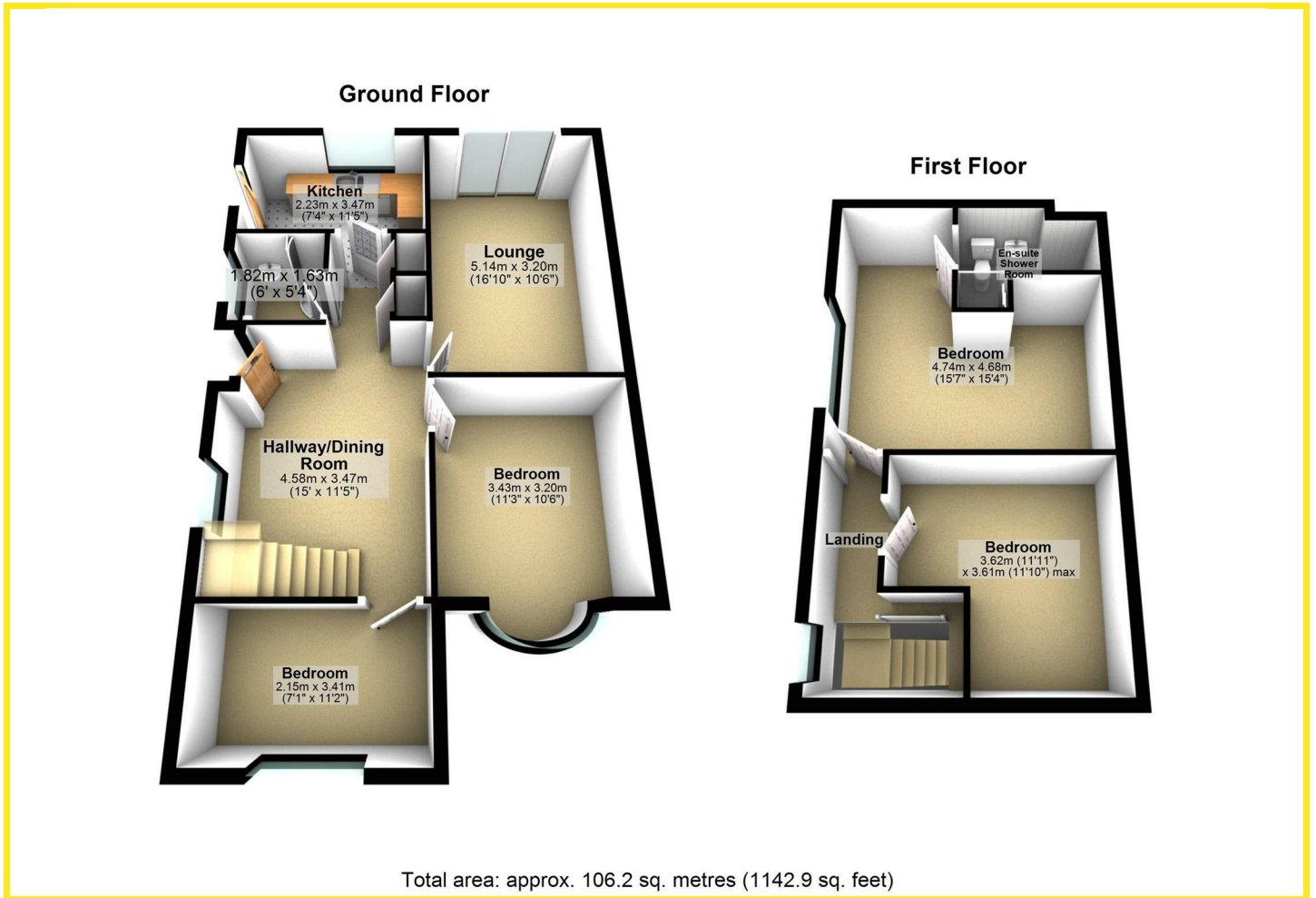
The south-facing rear garden is a delightful retreat, designed for low maintenance, featuring a decked patio and paving, perfect for enjoying sunny days and outdoor gatherings. This property is not only a home but a lifestyle choice, situated in a popular location that combines tranquillity with accessibility to local amenities.

In summary, this dormer bungalow is an excellent opportunity for those seeking a spacious and versatile living space in a desirable area, it is sure to appeal to families and individuals alike.

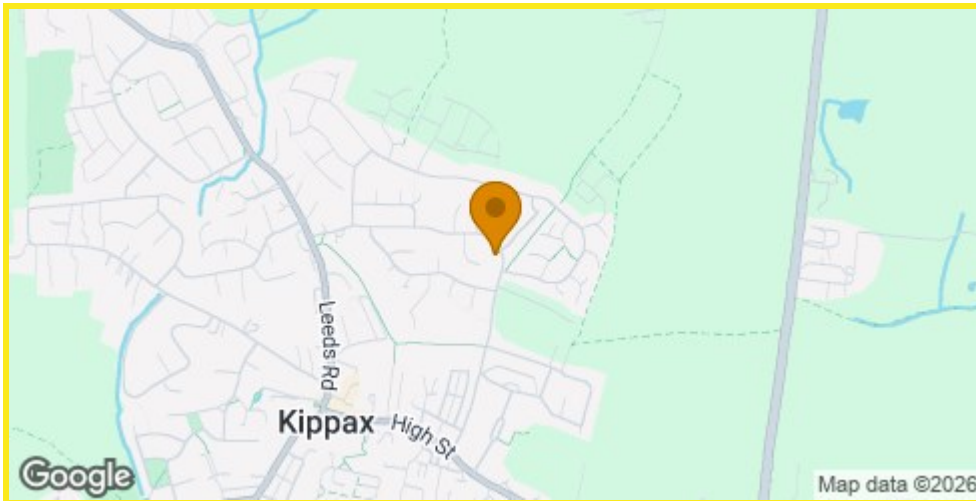




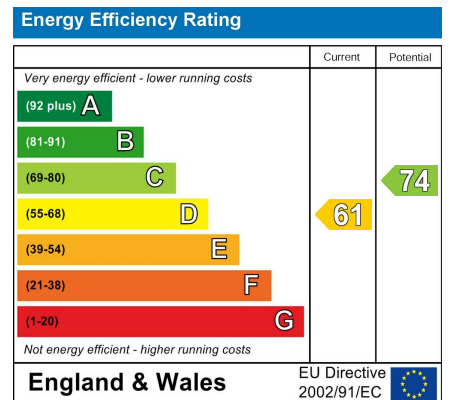
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up High Street taking the fourth turning left onto Gibson Lane. Continue down the hill where the property can be found on the left as indicated by the agents board.

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