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**Dobson**



12 Thirsk Drive

Kippax, Leeds, LS25 7NZ

**£220,000**

# 12 Thirsk Drive

Nestled in the charming area of Kippax, Leeds, this semi-detached bungalow on Thirsk Drive offers a perfect blend of comfort. With one bedroom, and the second bedroom/sitting room has been shortened to create a large lounge, this property has been thoughtfully extended and reconfigured to enhance its appeal, while still allowing for easy conversion back to its original layout if desired.

Upon entering, you are greeted by a spacious lounge that invites relaxation and social gatherings. The modern fitted kitchen, complete with built-in appliances, is a culinary enthusiast's dream, providing both functionality and style. The bungalow boasts an extended four-piece white bathroom suite, ensuring convenience and comfort for all residents.

The property features PVCu double glazing throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system. For those with vehicles, the driveway accommodates up to three cars, and a detached garage offers additional storage or parking options.

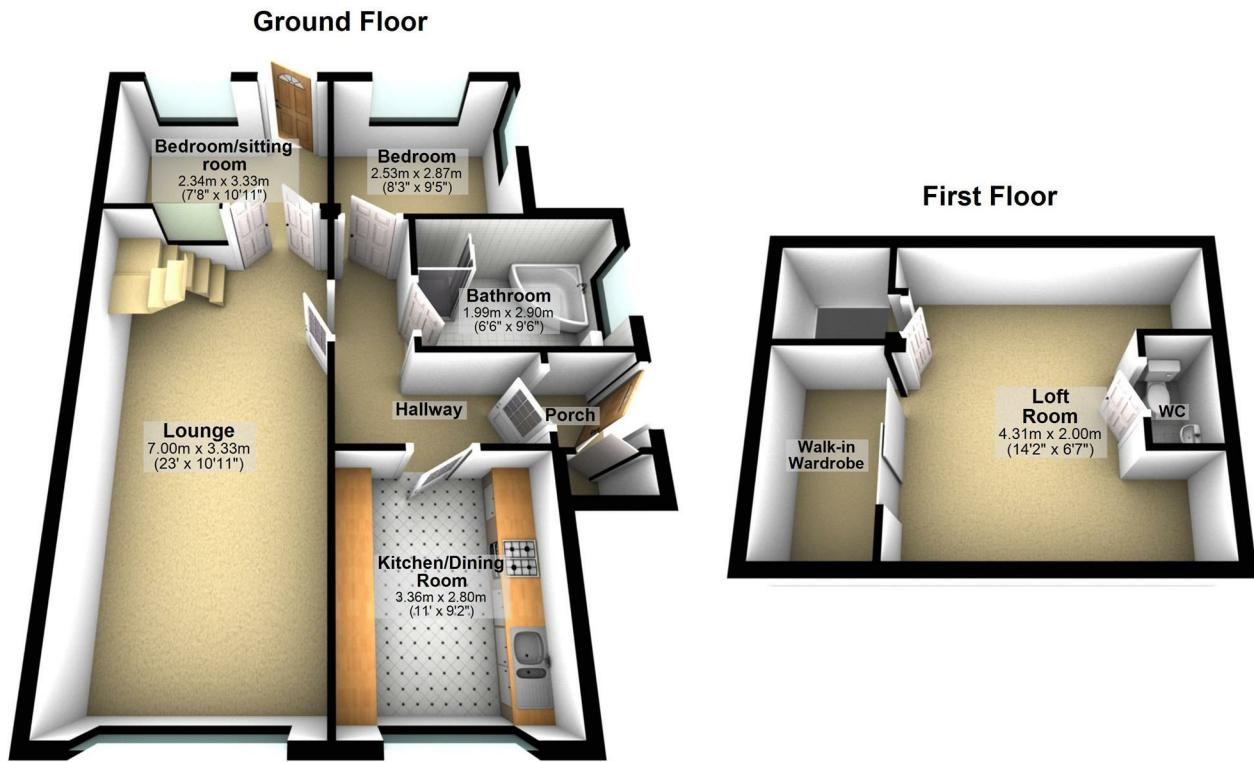
The outdoor space is elevated with a stepped paved front garden that enhances the property's curb appeal. The rear garden is designed for ease of maintenance, featuring a washed pebble border and a patio area with a further tiered garden area.

This bungalow presents an excellent opportunity for those seeking a comfortable home in a friendly neighbourhood. With its versatile layout and modern amenities, it is sure to attract a variety of buyers. Don't miss the chance to make this lovely property your own.





## Floor Plan

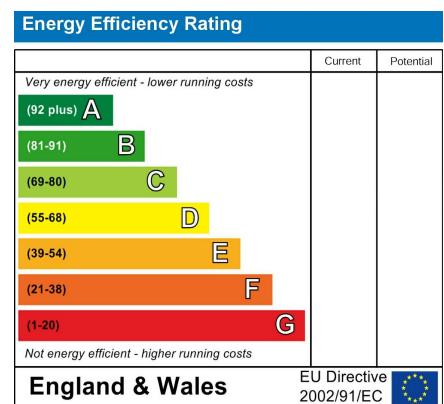


Total area: approx. 89.7 sq. metres (965.3 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office, turn left to the mini roundabout, taking your second exit right onto Leeds Road. Continue down the hill, taking your third turning right at the bottom of the hill onto Ebor Mount and continue past the school taking your second left on to Thirsk Drive where the property can be located at the head of the cul de sac.

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