

Mike
Dobson



22 Manor Garth Road

Kippax, Leeds, LS25 7PD

£249,950

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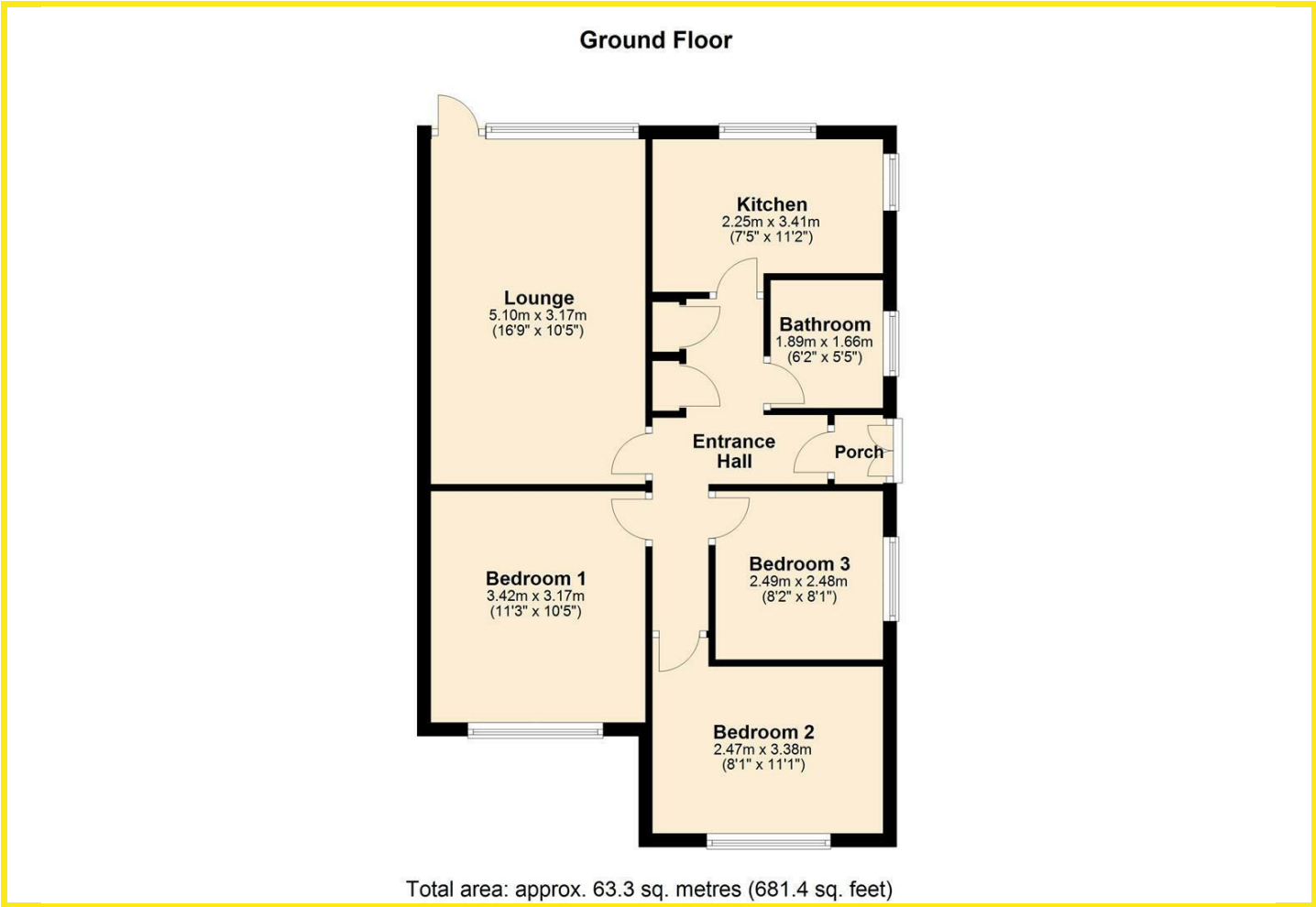
****BEING SOLD WITH NO ONWARD CHAIN****

We are delighted to bring to the market a well presented three bedroomed DETACHED bungalow, situated within close proximity to shops, schools and public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises lounge, kitchen, three bedrooms and bathroom. In addition, the property has PVCu DOUBLE GLAZING throughout, GAS CENTRAL HEATING with Worcester Bosch boiler, the lounge has a large PVCu double glazed window and door opening to the private rear garden, MODERN RE-FITTED KITCHEN having built in oven and hob, MODERN FITTED THREE PIECE WHITE BATHROOM SUITE being fully tiled and comprising rectangular panelled bath with mixer shower taps, pedestal wash basin and low flush WC. Outside, wrought iron gates and driveway provide OFF ROAD PARKING FOR SEVERAL CARS and leads to a DETACHED GARAGE having power and light. The front garden is laid with circular paving and chipped slate with inset plants and shrubs. The SOUTH FACING REAR GARDEN is private and fully enclosed being mainly low maintenance with paved and pebbled areas and a large variety of plants and shrubs to the borders. We strongly recommend that this property be viewed at your earliest opportunity to avoid disappointment.





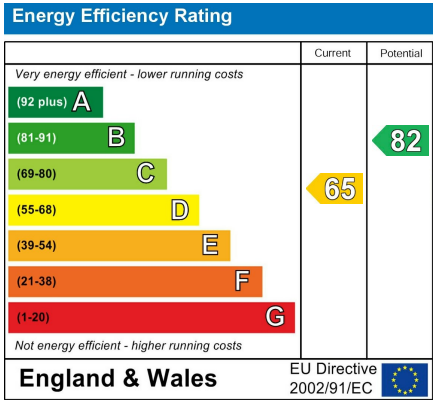
Floor Plan



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 along this road to the bottom of the hill, turning right onto Gibson Lane, then left onto Moorgate Drive, first right onto Manor Garth Road, where the property can be found on the right hand side.

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.