

*Mike*  
**Dobson**



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

**O.I.R.O £260,000**



# 211 Gibson Lane

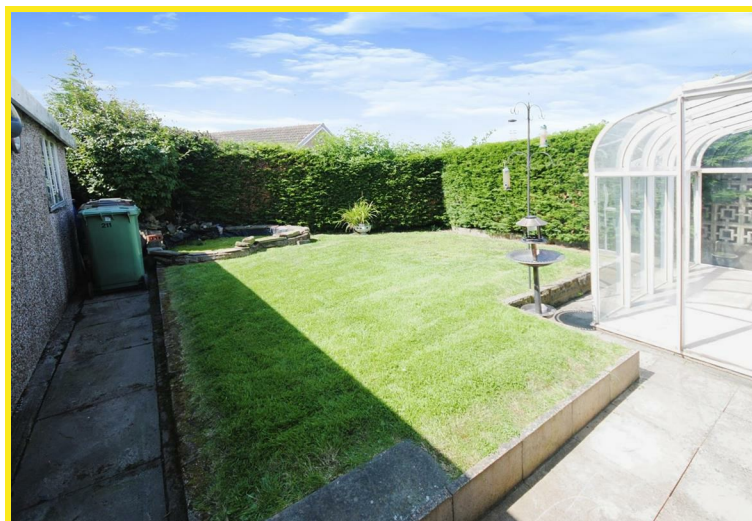
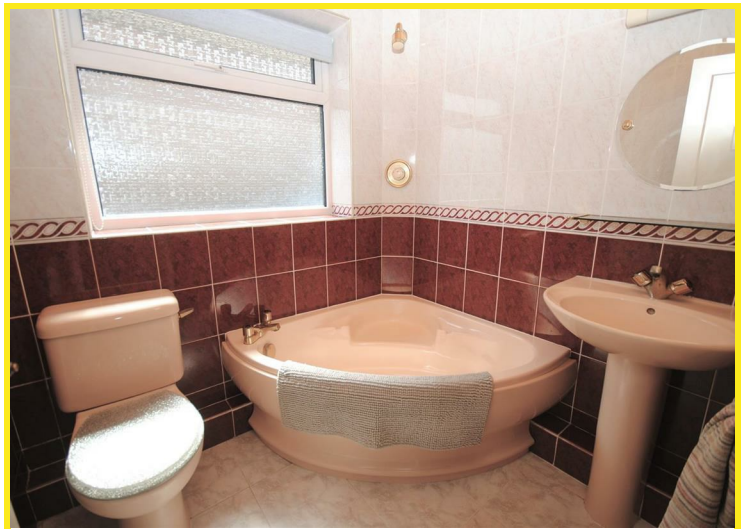
**\*\* BEING OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

We are delighted to offer for sale a spacious three bedroom extended detached bungalow, situated in a popular location close to local shops, schools, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises entrance hall, lounge, large extended breakfast kitchen, dining area extension, lean to glazed conservatory, three bedrooms and bathroom/WC. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows and doors, loft access with pull down ladder, fitted kitchen with a range of integrated appliances to include electric hob with extractor chimney hood over, electric oven, dishwasher, fridge and freezer. Externally a long driveway and wrought iron gates provides off road parking for up to three cars and leads to a detached garage with up and over door, power, and lighting (the garage was also re-roofed in 2021), The front garden is mainly lawned with a south facing rear garden having patio and lawn. The rear extension was also re-roofed in 2021 and the property benefits from solar panels.

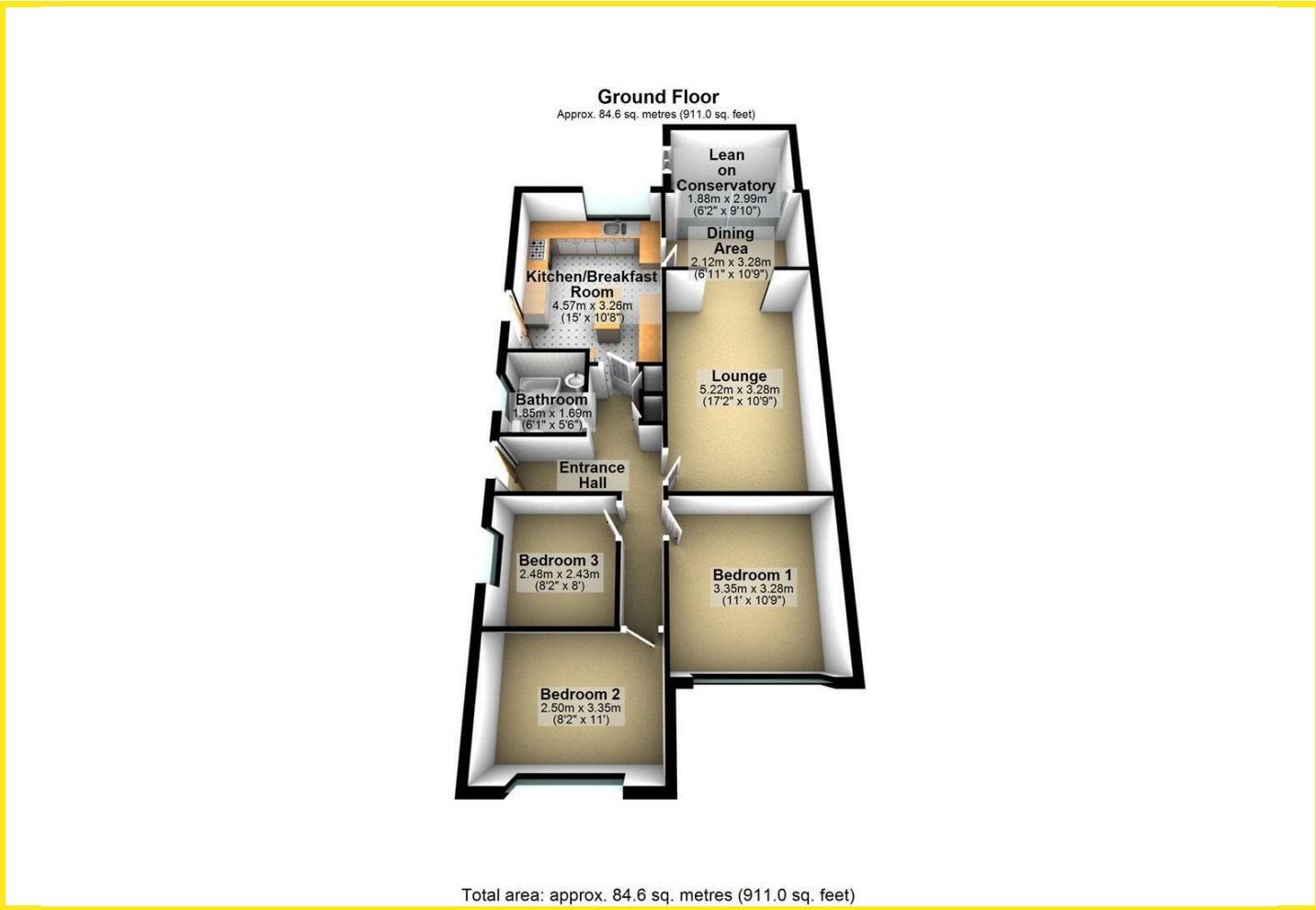
An early viewing is essential to fully appreciate this spacious bungalow.



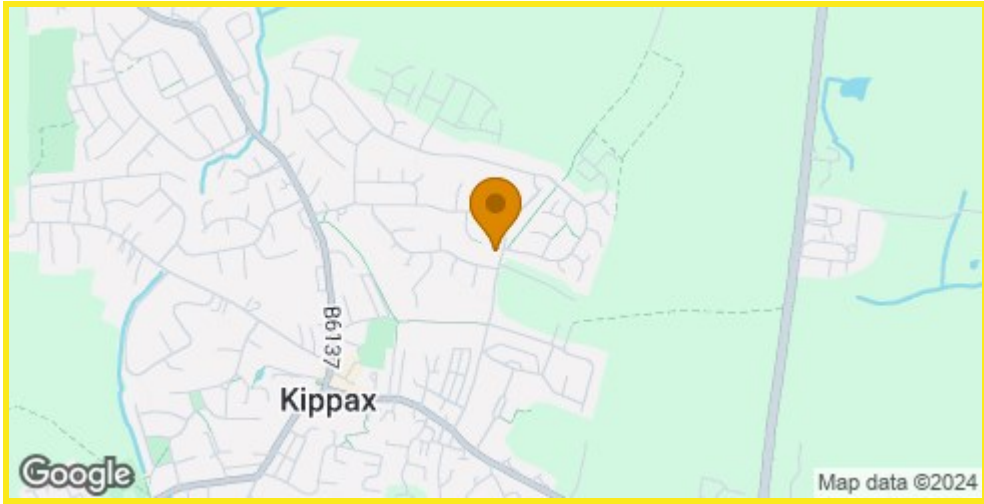




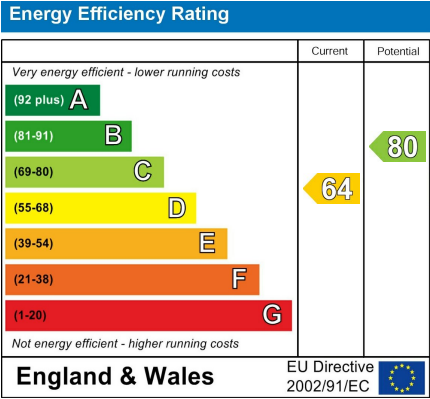
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office head towards the mini roundabout. Take the second exit on to Leeds Road and continue down the hill. Turn right on to Gibson Lane proceed along this road where the property will be found on the right hand side as indicated by the Agents board.

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.