

*Mike*  
**Dobson**



**17 Moorgate Drive**  
Kippax, Leeds, LS25 7QT

**Chain Free £280,000**

# 17 Moorgate Drive

**\*\*BEING OFFERED FOR SALE WITH NO ONWARD CHAIN\*\*** A beautifully presented two bedroom extended detached bungalow, situated close to all local amenities and within easy reach of the A1/M1 motorway. The spacious accommodation briefly comprises a modern fitted kitchen with built in induction hob, eye level double oven, microwave and dishwasher, being open plan to the dining room extension, spacious lounge with feature fire surround and inset electric fire, inner hallway leading to two double bedrooms, the second bedroom having fitted wardrobes and patio doors leading to conservatory being of brick and PVCu double glazed construction with fully insulated internal roof and French doors opening to rear garden. modern fitted white bathroom suite comprising rectangular panelled bath with shower over and side screen, vanity wash basin with low flush WC housed in vanity display with double drawers below. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows throughout. Externally the property has a paved driveway which provides off road parking, there is a lawned front garden with flower beds. The rear garden is fully enclosed garden with two paved seating areas and lawn with a variety of plants and shrubs to the borders. In addition, the property has outside lighting, water tap and large storage shed with power and lighting.

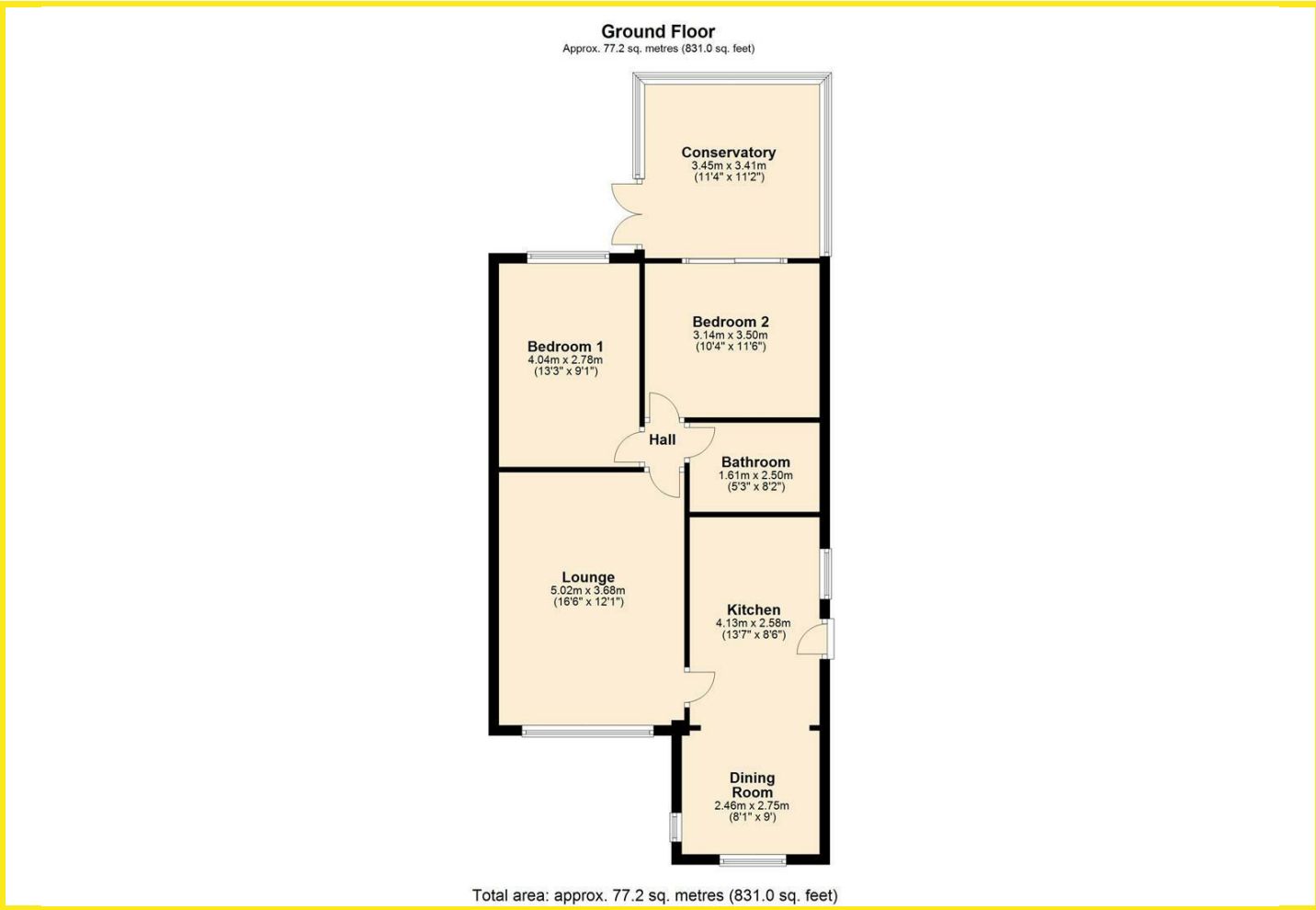
An early viewing is an absolute must.

Council tax band C.

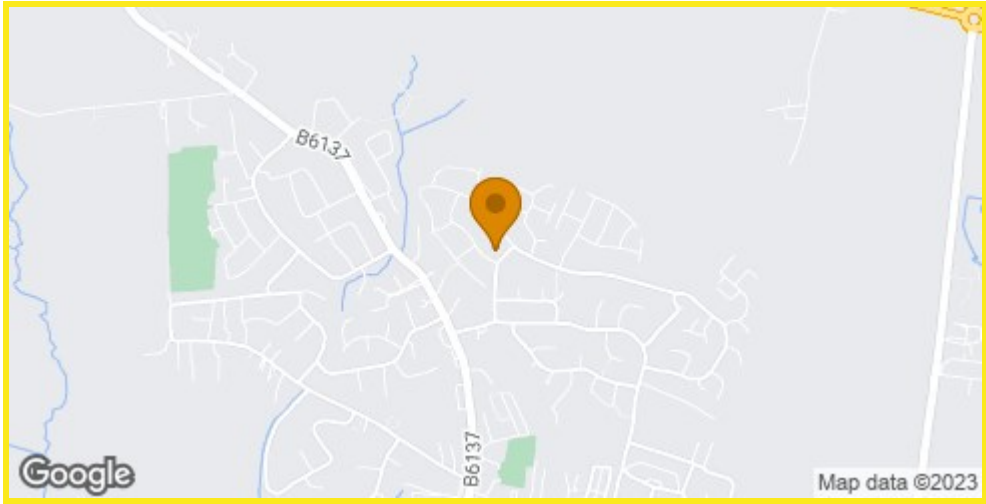




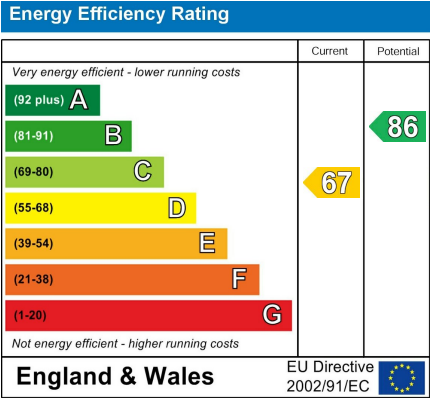
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the third exit onto Leeds Road. At the bottom of the hill turn right onto Gibson Lane and then first left onto Moorgate Drive where the property can be found on the left hand side as indicated by the agents board.

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