

*Mike*  
**Dobson**



**21 Bula Close**

Kippax, Leeds, LS25 7QU

**£310,000**

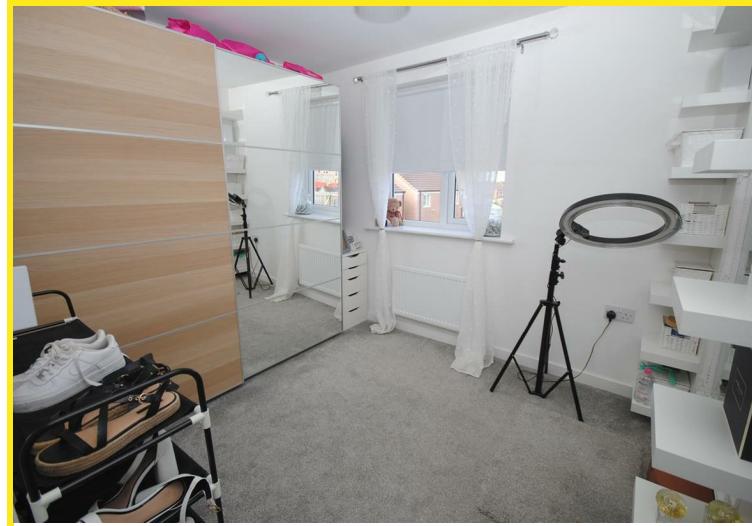
# 21 Bula Close

We are delighted to offer for sale a three-bedroom detached house, situated on a small modern development within the village of Kippax. The property was completed 3 years ago by Persimmon homes and is situated close to local shops, schools, and public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises entrance hallway, lounge, ground floor cloakroom and spacious dining kitchen. To the first floor, there are three double bedrooms - the master having an en-suite shower room, plus a family bathroom. In addition, the property has PVCu double glazing, gas central heating with combination boiler, modern fitted kitchen with a range of built-in appliances to include, gas hob, extractor, electric oven, integrated fridge/freezer, washing machine, and dishwasher. French doors lead to the beautiful rear garden. The main bedroom has fitted wardrobes and a modern three piece white en-suite shower room, white three piece family bathroom with rectangular panelled bath, pedestal wash basin and low flush WC. Outside the front of the property has a brick paved driveway providing off road parking for two cars and leads to an integral garage with up and over door, power, and light. To the rear of the property is a beautifully presented fully enclosed rear garden which has been fully landscaped by the current owners with paved patio seating areas leading to a low maintenance washed pebbled garden being edged with sleepers and having a large variety of plants and shrubs to the borders. There is also a feature garden pond and pergola. Viewing is an absolute must fully appreciate this family home.

Council Tax Band D.



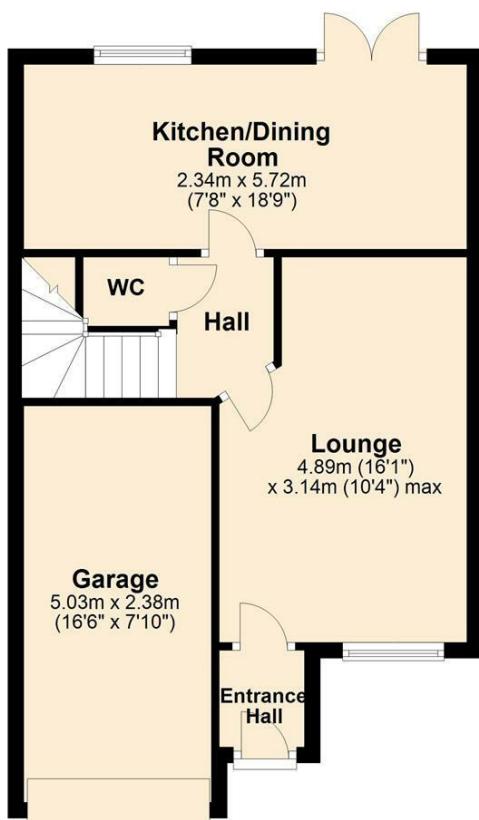
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## Floor Plan

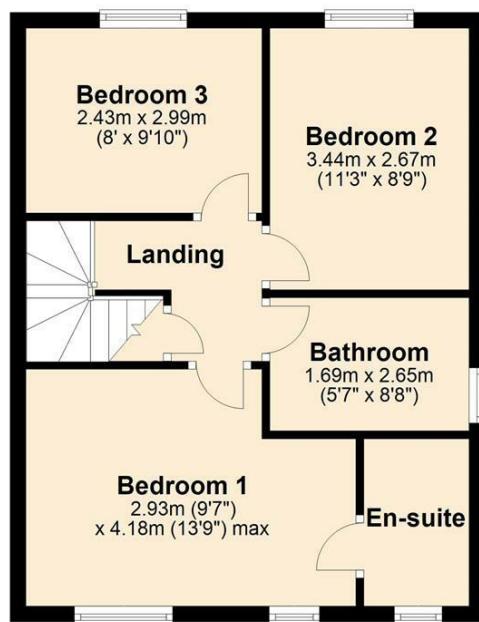
### Ground Floor

Approx. 47.8 sq. metres (515.1 sq. feet)



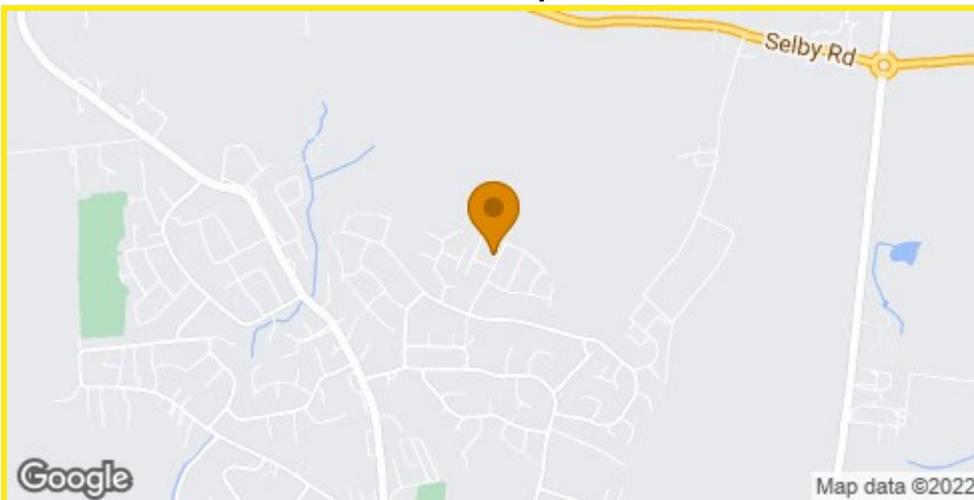
### First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)

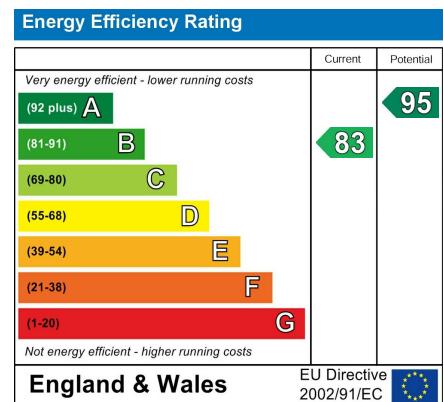


Total area: approx. 90.2 sq. metres (971.0 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, continue down the hill turning right at the bottom onto Gibson Lane, take the first turning left onto Moorgate Drive continuing along to the 'T' junction turning right onto Sandgate Drive, second left onto Bula Close, where the property can be found on the left 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.