

Mike
Dobson



4 Baildon Dene

Kippax, Leeds, LS25 7FR

£242,500

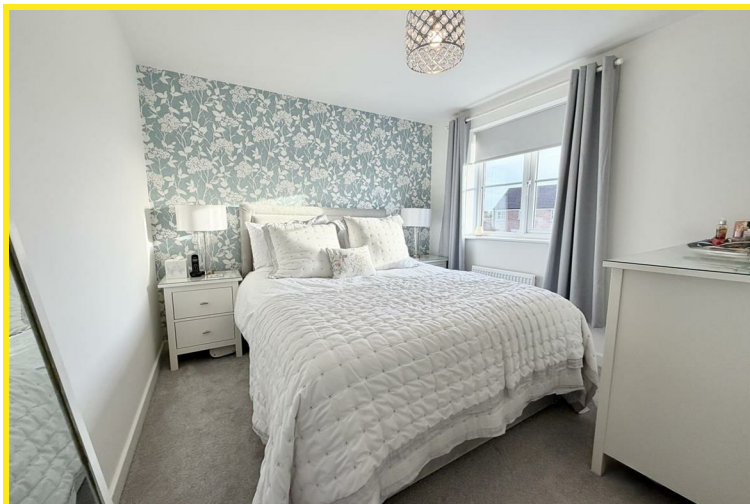
4 Baildon Dene

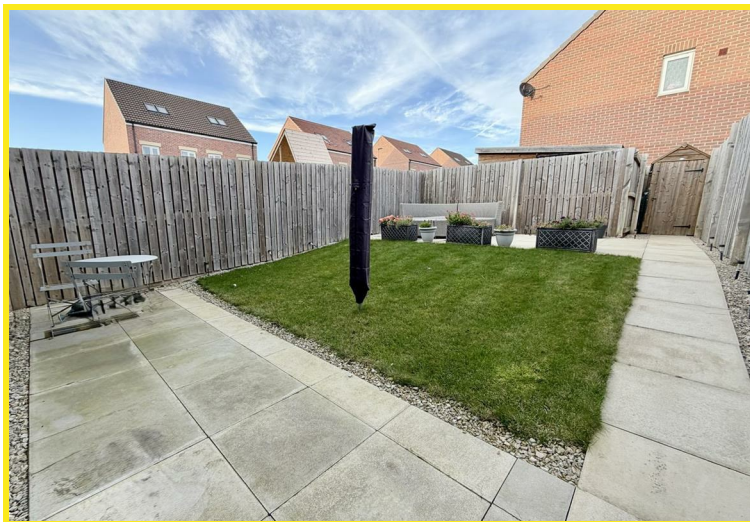
Welcome to this charming modern semi-detached house located on Baildon Dene in the lovely area of Kippax, Leeds. This property boasts a spacious layout with one reception room, perfect for entertaining guests or relaxing with your family, fitted kitchen, ground floor WC, a master bedroom with en-suite shower room, along with two other bedrooms and family bathroom, ideal for couples, young families, or those looking to downsize, there's plenty of space for everyone to enjoy.

The fitted dining kitchen is complete with a built-in oven, hob, and extractor, making meal preparation a breeze and having French doors leading to the rear garden. Say goodbye to chilly evenings with the gas central heating keeping you warm and comfortable throughout the year. The PVCu double glazing not only adds to the energy efficiency of the property but also provides a quiet and peaceful living environment.

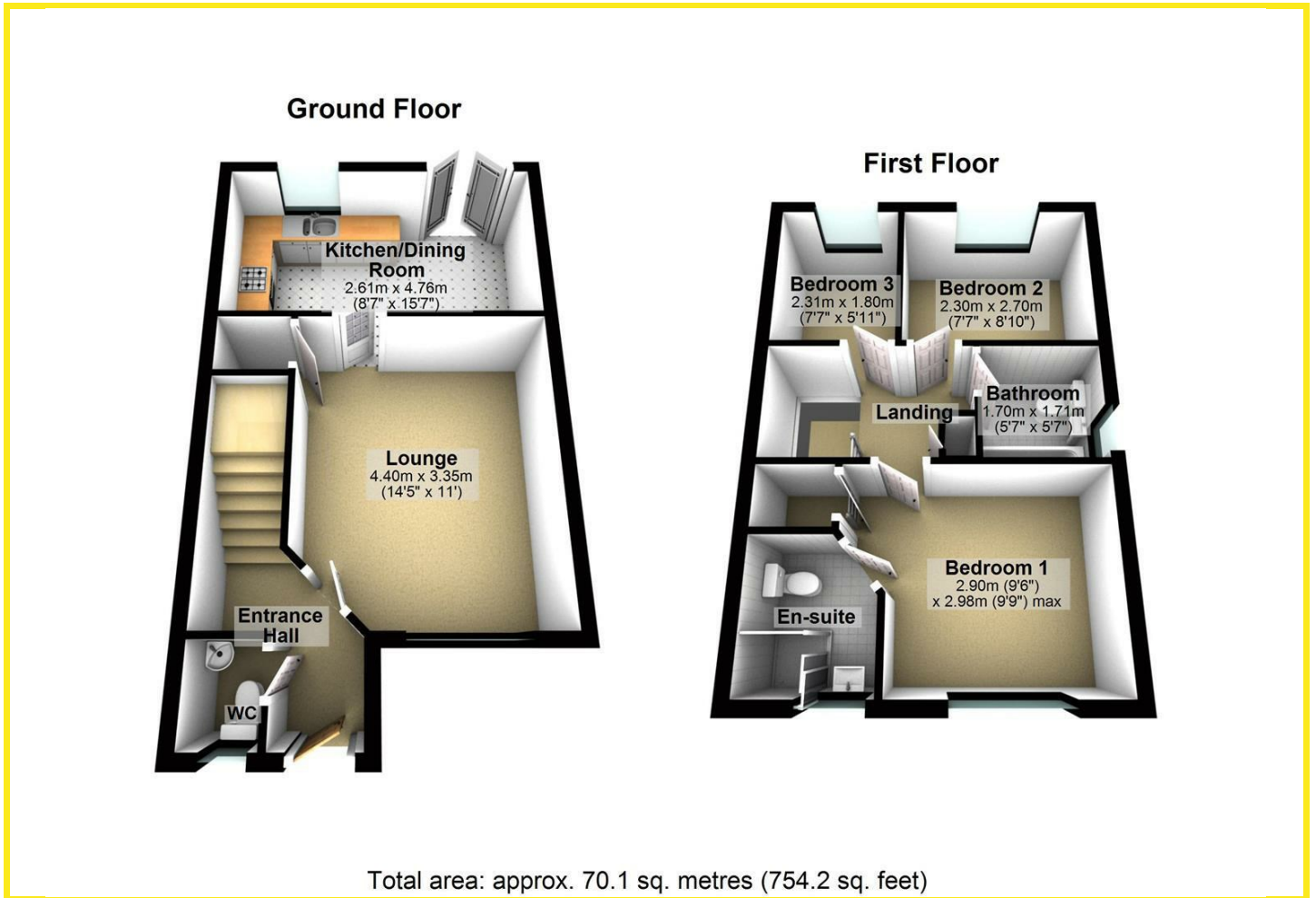
The property has an established garden, offering a tranquil outdoor space with patio, lawn and a further paved seating area to the top of the garden where you can unwind or host summer gatherings. Parking will never be an issue with space for two vehicles, providing convenience for you and your guests.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Baildon Dene which is situated on a modern development and has easy access to local shops, schools and public transport.

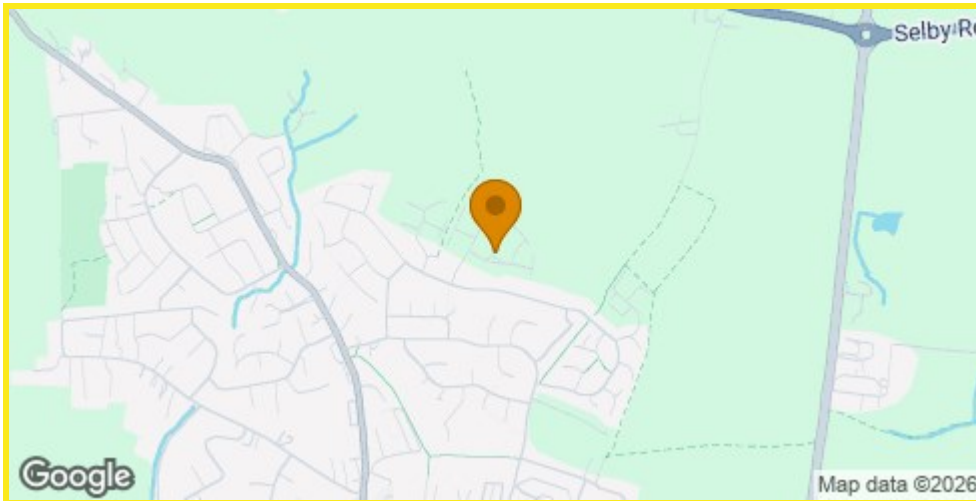




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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, right onto Sandgate Drive, left on to Bula Close, right on to Hawthorne Avenue then left on to Baildon Dene. The property can be found as indicated but 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB

Tel: 0113 2873500 Email: kippax@mdobson.co.uk <https://www.mdobson.co.uk>