

*Mike*  
**Dobson**



**9 Calvert Close**

Kippax, Leeds, LS25 7EN

**£310,000**



## 9 Calvert Close

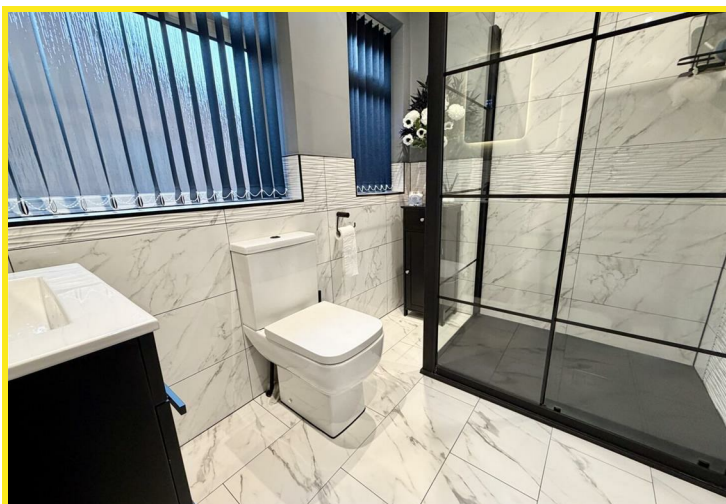
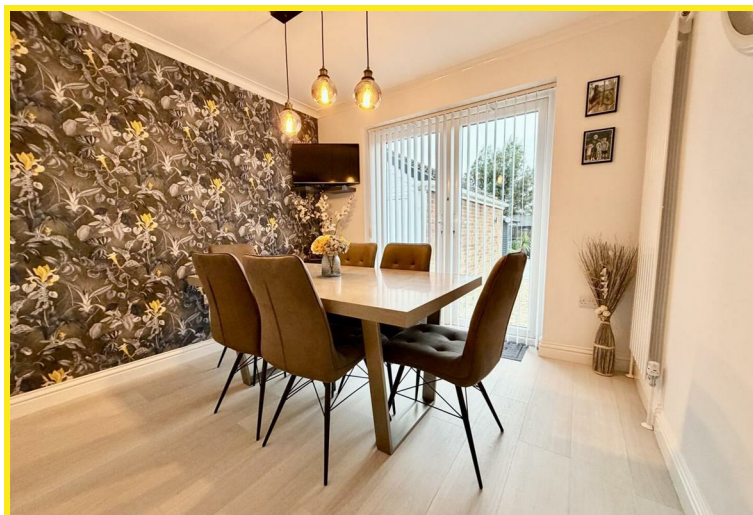
Nestled in the charming area of Calvert Close, Kippax, Leeds, this stunning semi-detached bungalow offers a perfect blend of modern living and comfort. Having undergone a complete refurbishment by the current owners, the property boasts a superb loft conversion that enhances its appeal. This conversion features an open landing area that serves as a versatile study or sitting space, along with two bedrooms and a convenient WC.

The bungalow comprises four well-proportioned bedrooms overhaul, making it ideal for families or those seeking extra space. The two downstairs bedrooms are complemented by a beautifully re-fitted shower room, ensuring both style and functionality. The heart of the home is undoubtedly the re-fitted kitchen, which showcases elegant quartz work surfaces and integrated appliances, perfect for culinary enthusiasts.

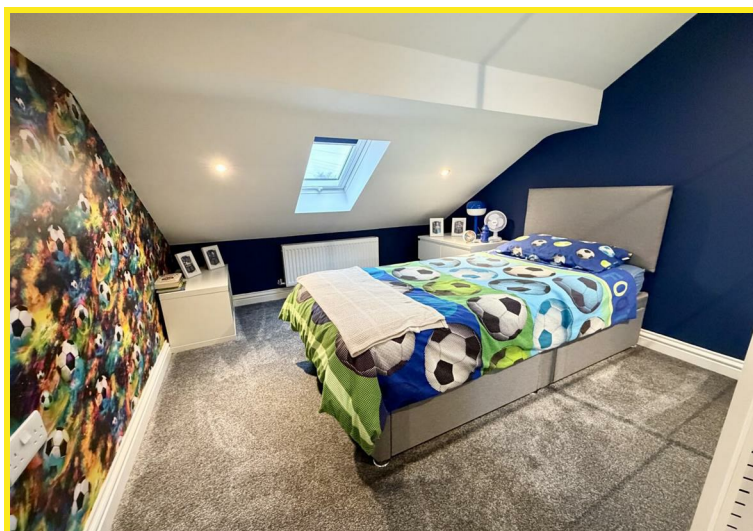
Further enhancing the property is a new gas central heating system with a combination boiler, ensuring warmth and efficiency throughout the year. The double glazing throughout the home not only adds to its aesthetic appeal but also contributes to energy efficiency.

Outside, the block-paved driveway provides ample off-road parking for up to five vehicles, complemented by a detached garage featuring a remote-controlled door, power, and lighting. The re-landscaped rear garden is a delightful retreat, featuring paved patios and a lush lawn, ideal for outdoor entertaining or simply enjoying the fresh air. Additional features such as outside lighting offer peace of mind and convenience.

This exceptional bungalow is a rare find in Kippax, combining modern amenities with a welcoming atmosphere, making it a perfect place to call home.

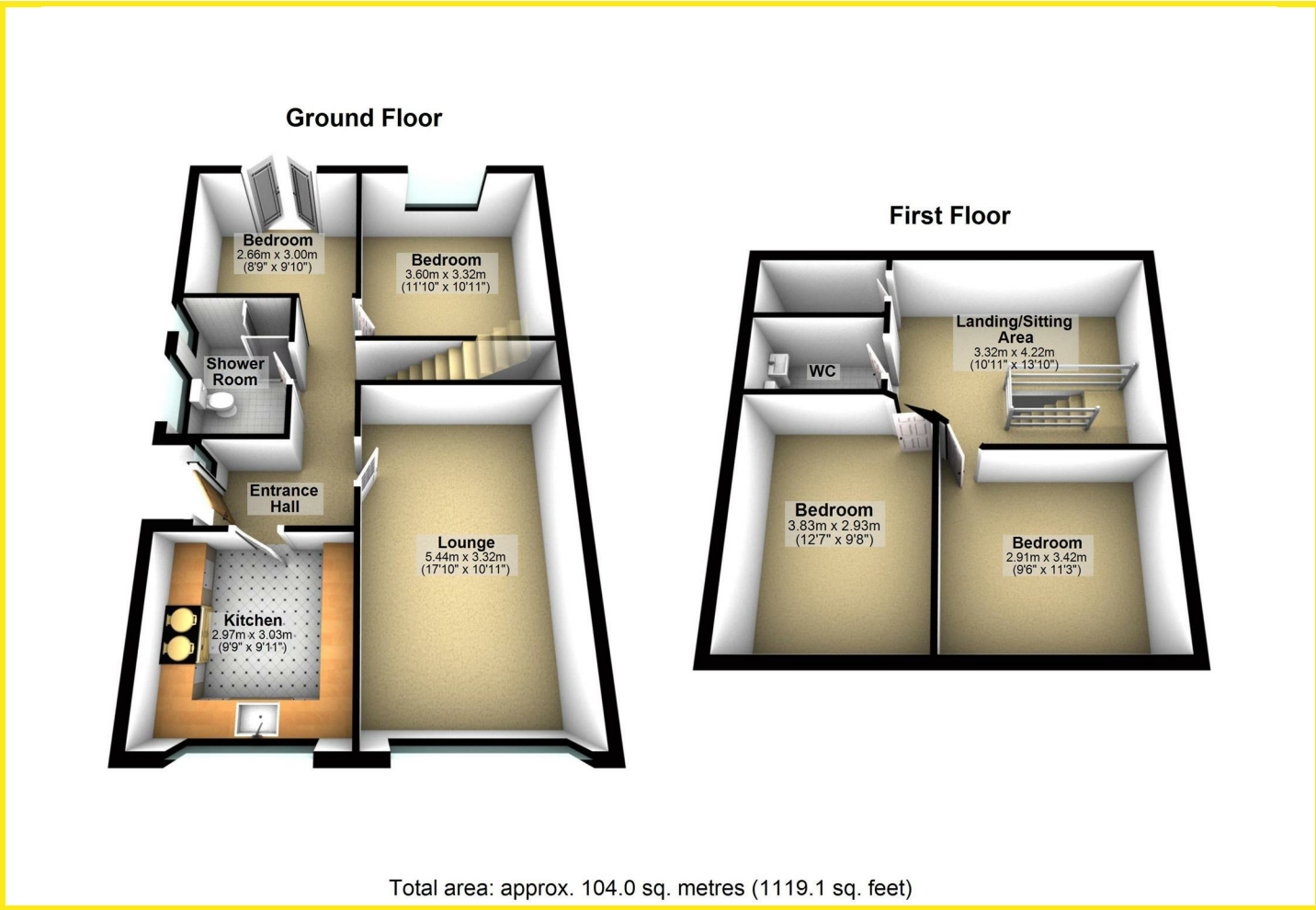




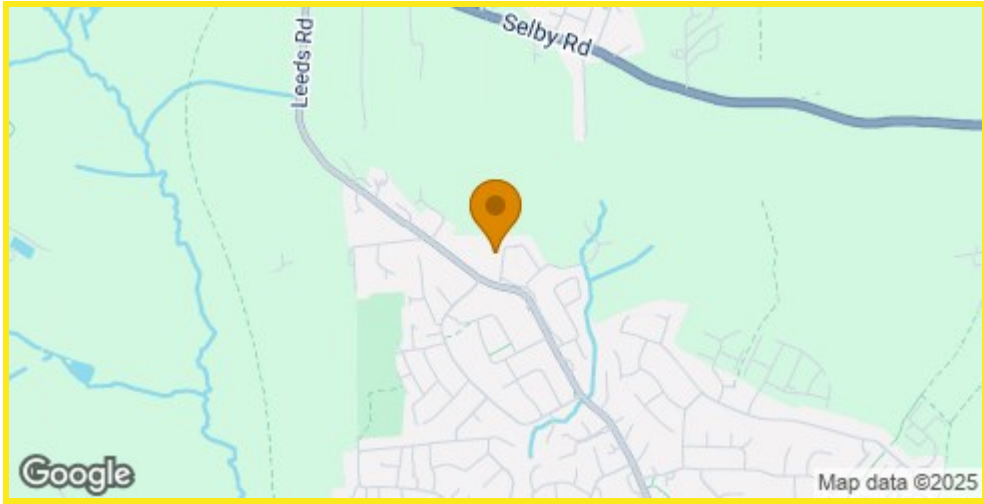




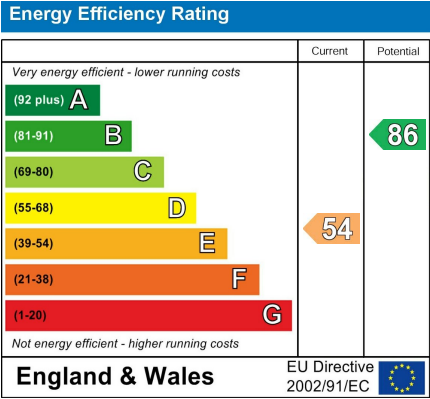
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to mini roundabout taking the second exit right onto Leeds Road. Follow the road down the hill proceeding passed the Moorgate Public House and take the third turning right onto Calvert Close and the property can be seen on the left 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.