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**Dobson**



**17 Clayton Avenue**  
Kippax, Leeds, LS25 7PN

**£255,000**

# 17 Clayton Avenue

Nestled in a tranquil cul-de-sac on Clayton Avenue in Kippax, Leeds, this charming detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertaining. The modern fitted kitchen features a built-in oven, hob, and extractor, making it a delightful space for culinary enthusiasts, with a spacious shower room. The layout of the home ensures a seamless flow between the living areas, enhancing the overall sense of space.

The bungalow is equipped with gas central heating, ensuring warmth and comfort throughout the year. Additionally, the PVCu double glazing not only enhances energy efficiency but also contributes to a quiet and serene living environment. The loft access has a pull down ladder and is part boarded.

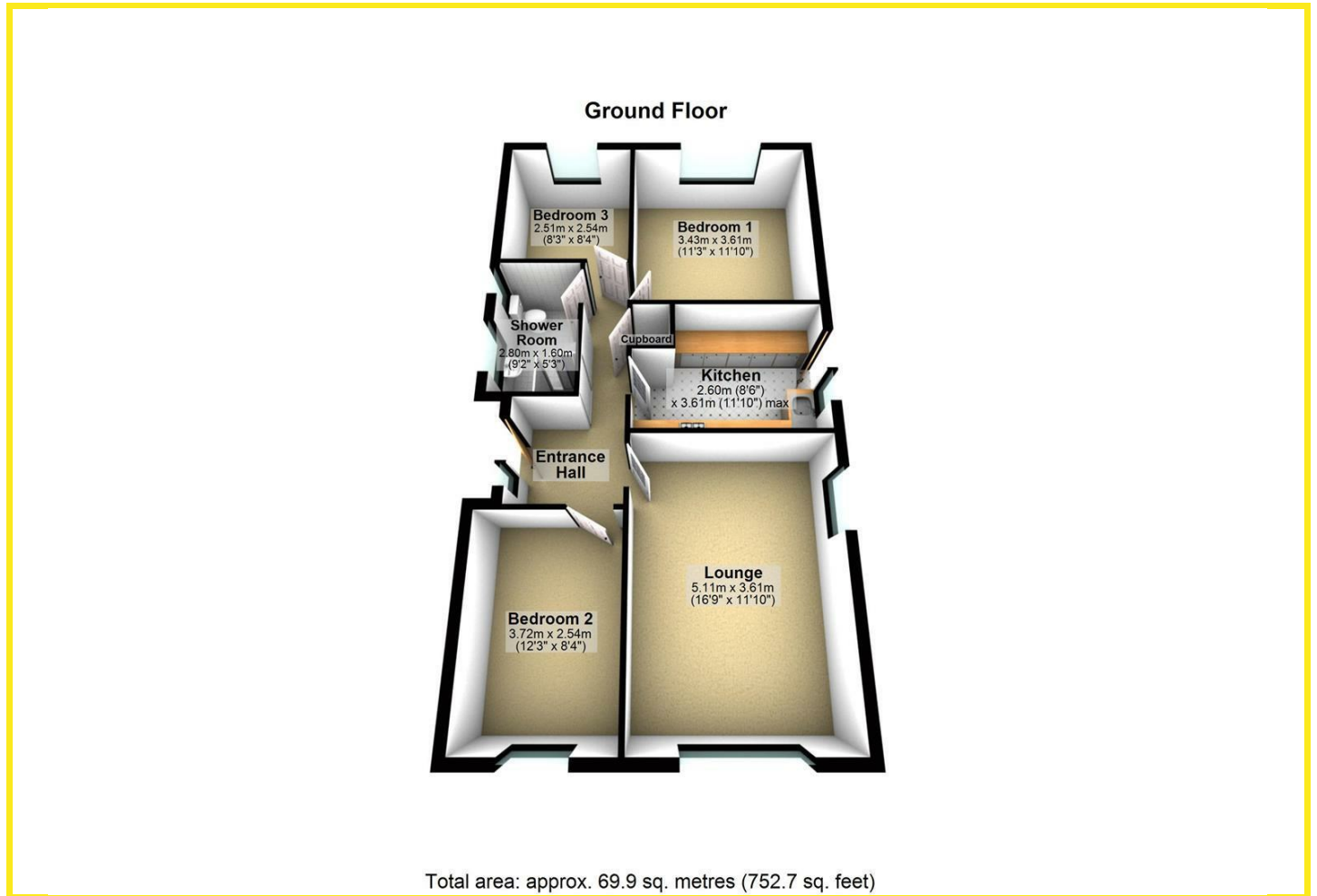
Outside, the property boasts a driveway leading to a detached garage, complete with an up-and-over door, power, and lighting. This space is perfect for secure parking or as a workshop for hobbies. The property has established lawned gardens to both the front and rear ideal for gardening enthusiasts. The inside of the property does require some updating making it an ideal opportunity to create your dream property.

This delightful bungalow is not just a home; it is a lifestyle choice, offering convenience and comfort in a sought-after location. With its modern amenities and peaceful surroundings, it presents an excellent opportunity for those looking to settle in Kippax. Do not miss the chance to make this lovely property your own.

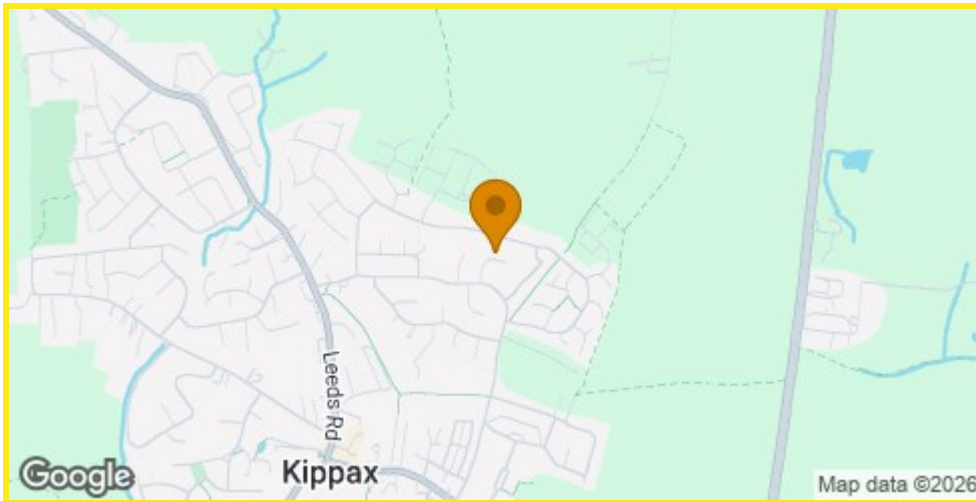




# Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                                 | Potential  |
|---|--|---|--|
| Very energy efficient - lower running costs |  |   |  |
| (92 plus) <b>A</b>                          |  |   | <div style="text-align: center;"> <span style="font-size: 2em;">83</span> </div> |
| (81-91) <b>B</b>                            |  |   |  |
| (69-80) <b>C</b>                            |  |   |  |
| (55-68) <b>D</b>                            |  | <span style="font-size: 2em;">65</span> |  |
| (39-54) <b>E</b>                            |  |   |  |
| (21-38) <b>F</b>                            |  |   |  |
| (1-20) <b>G</b>                             |  |   |  |
| Not energy efficient - higher running costs |  |   |  |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC                 |  |

## 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 fourth turning left into Clayton Avenue, where the property can be found on your left hand side as indicated by our agents board.

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