

Mike
Dobson



7 Moorgate Drive
Kippax, Leeds, LS25 7QT

No Onward Chain £280,000

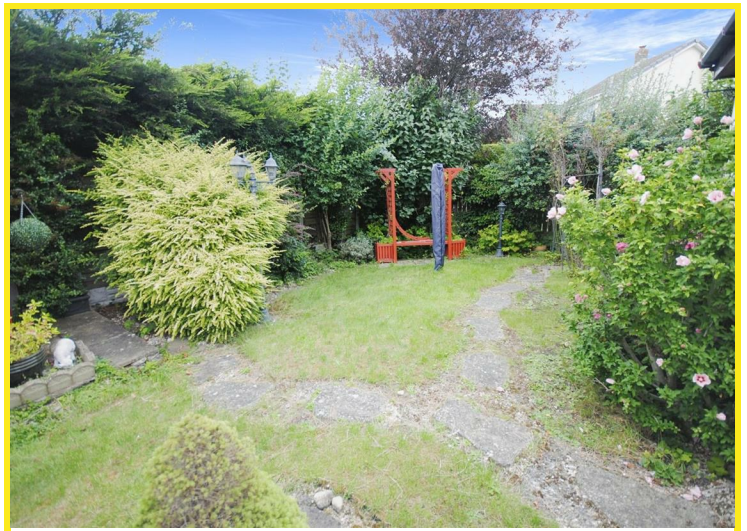
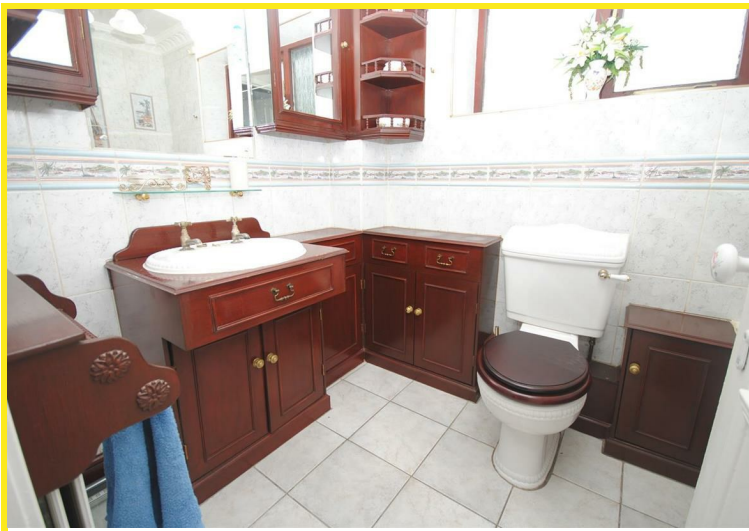
7 Moorgate Drive

**** BEING OFFERED FOR SALE WITH NO ONWARD CHAIN****

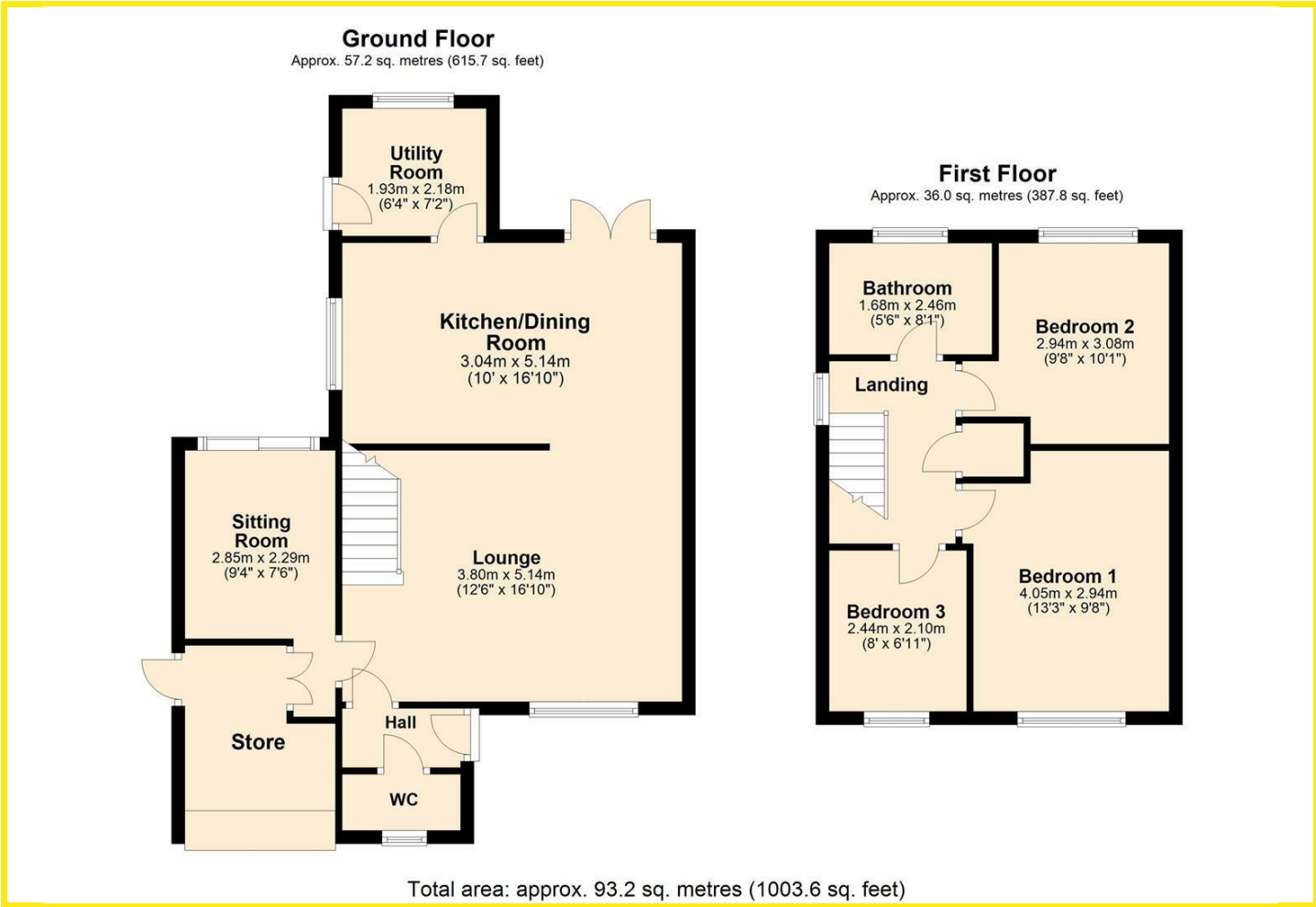
Mike Dobson Estate Agents are pleased to bring to the market this three bedroom detached property, located within the popular village of Kippax and having easy access to local shops, schools and public transport links, as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, ground floor WC, sitting room, lounge, dining kitchen, utility room, three bedrooms and bathroom to the first floor. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating, feature fireplace to lounge with inset gas fire. The former garage has been converted into a store room and sitting room with electric fire suite and patio doors leading to the rear garden, fitted kitchen with built in oven, hob and extractor, integrated fridge and freezer, two of the bedrooms have a range of fitted furniture. Outside, a brick paved driveway provides ample off road parking. To the front is a lawned garden with plants and shrubs to the borders. A gated pathway to the side of the property leads to a private and enclosed south facing rear garden with paved seating, lawn with a variety of plants, shrubs and mature trees to the borders.

A viewing is highly recommended to fully appreciate the accommodation on offer.





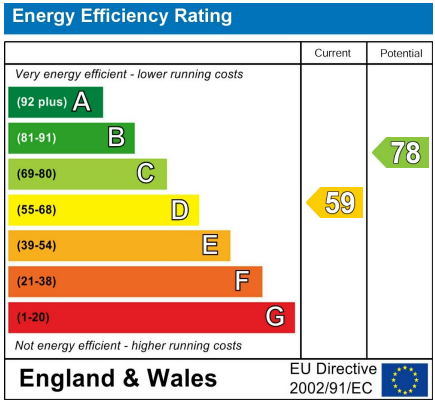
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office, turn left towards the mini roundabout, taking your second exit right onto Leeds Road. Continue down the hill, taking your second exit right onto Gibson Lane, then your first left onto Moorgate Drive 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.