

Mike
Dobson



23 Bula Close

Kippax, Leeds, LS25 7QU

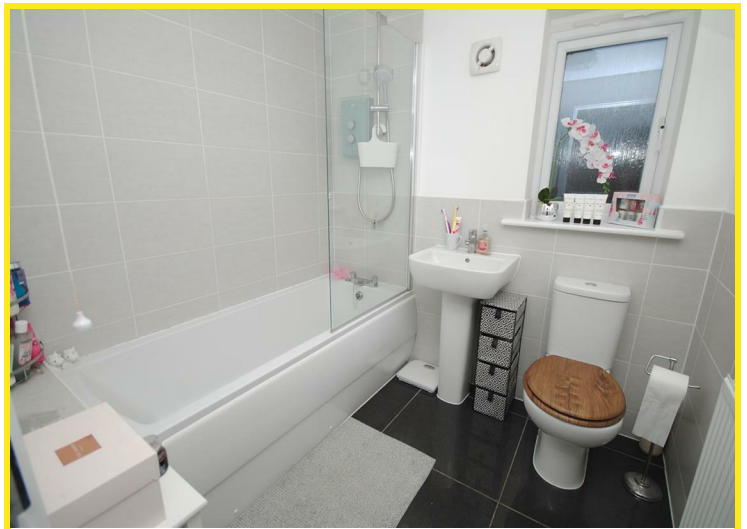
£335,000

23 Bula Close

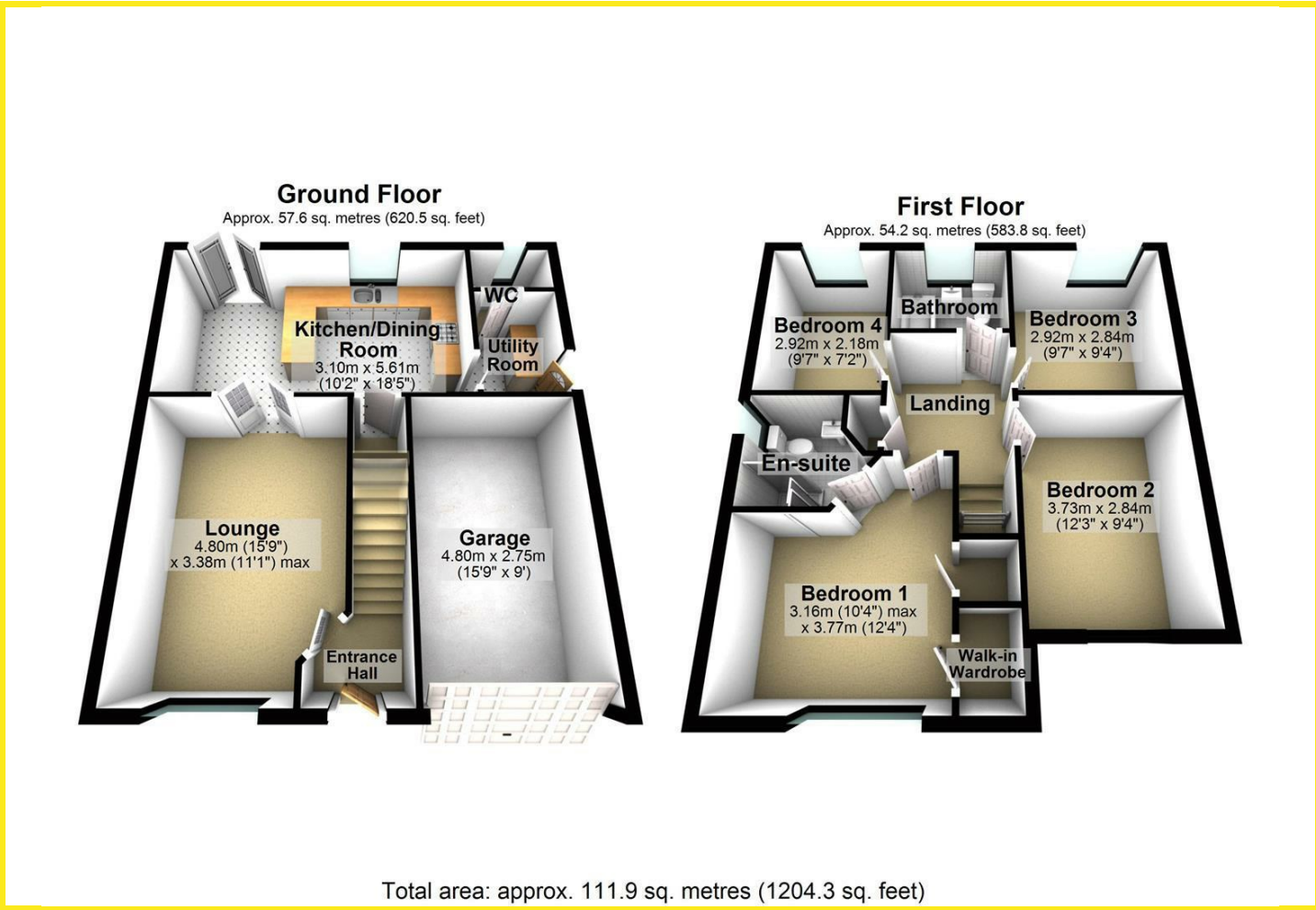
We are delighted to bring to the market this beautifully presented four bedroom detached family home situated in a popular location that has easy access to local shops, schools, public transport and within easy reach of the A1/M1 motorway. The property is also nestled close to some popular woodland walks. The accommodation briefly comprises entrance hall, lounge, spacious dining kitchen, separate utility room and ground floor WC. The first-floor landing leads to four double bedrooms, the main bedroom having a walk-in wardrobe and en-suite shower room as well as a family bathroom. The property also benefits from gas central heating, PVCu double glazing throughout, the modern fitted dining kitchen has a range of integrated appliances to include electric hob with extractor chimney hood over built in electric oven, integrated dishwasher and fridge freezer, breakfast bar and a generous dining area with French doors opening to the rear garden, a separate utility room has plumbing for the washing machine and leads to the two-piece white WC. The master bedroom has a walk-in wardrobe with hanging space and the modern fitted en-suite which comprises of shower cubicle, pedestal wash basin and low flush WC. The house bathroom has a modern three-piece white suite with rectangular panelled bath having an electric shower over and side screen, pedestal wash basin and low flush WC. Externally a brick paved driveway to the front provides ample off road parking and leads to an integral garage with an up and over door, power and lighting with an electric charging point situated inside. To the rear of the property is a fully enclosed garden having decked and paved seating areas and a generous lawn.

Book your viewing today to avoid disappointment.

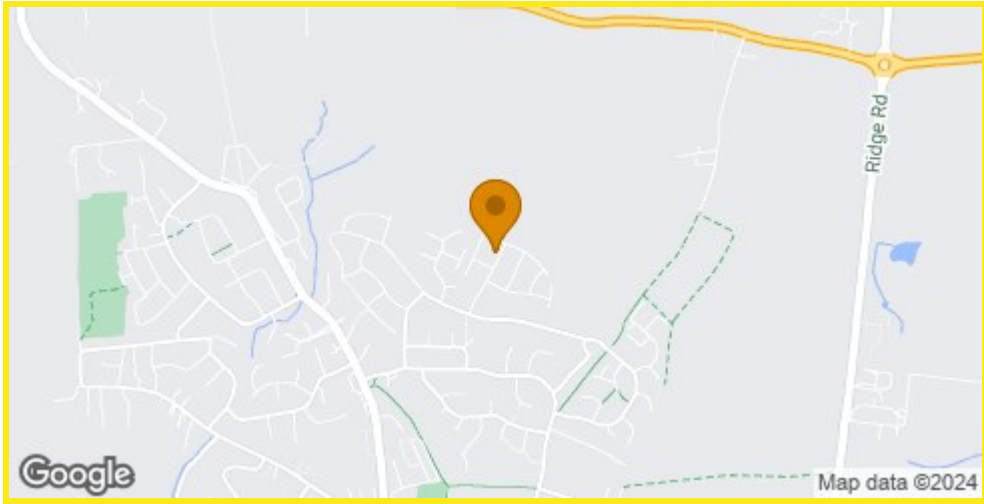




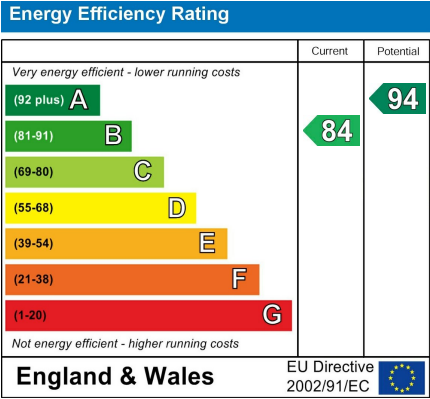
Floor Plan



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.