Mike Dobson







32 Oxford Drive

Kippax, Leeds, LS25 7JG

£490,000

32 Oxford Drive

Nestled in the sought-after area of Kippax, Leeds, this beautifully presented four-bedroom extended detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious entrance hall that leads into a generous lounge, seamlessly flowing into the dining area, creating an ideal space for family gatherings and entertaining guests.

The heart of the home is undoubtedly the re-fitted kitchen, which boasts stunning granite worktops and a range of integrated appliances, all open to a delightful breakfast area. This thoughtful design ensures that cooking and dining can be enjoyed together. Additionally, the ground floor features a convenient WC and utility room, enhancing the practicality of the home.

As you ascend to the first floor, you will find four spacious bedrooms, each offering ample natural light and comfort. The modern family bathroom is a standout feature, complete with a luxurious bath, a walk-in shower, a stylish vanity basin, and a low flush WC, ensuring a serene space for relaxation.

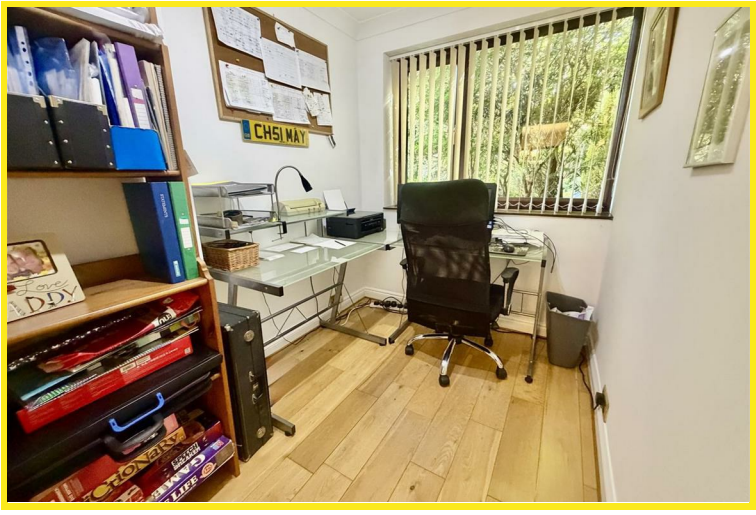
The property benefits from gas central heating and PVCu double glazing, providing warmth and energy efficiency throughout. Externally, the driveway accommodates parking for up to five vehicles, complemented by an integral garage and a separate carport. The front garden is beautifully landscaped with a variety of mature plants, trees, and shrubs, enhancing the property's curb appeal.

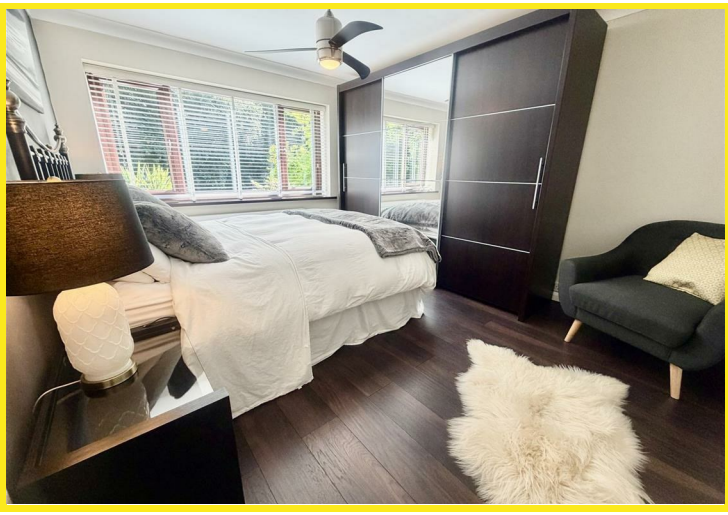
The rear garden is a true oasis, featuring private paved and decked seating areas, a lush lawn, and an array of mature plants and shrubs, perfect for outdoor entertaining or simply enjoying a quiet moment in nature. Additionally, a large shed provides ample storage for gardening tools and equipment.

This exceptional home in a popular location is not to be missed, offering a perfect sanctuary for families seeking both space and style.









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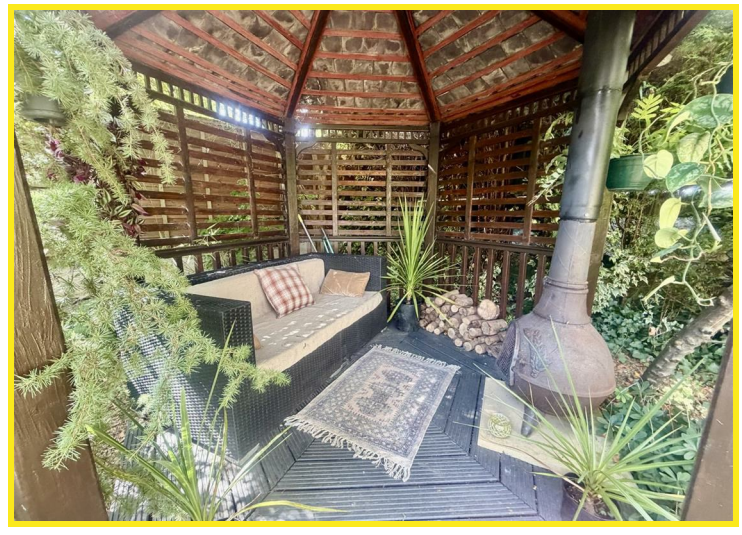




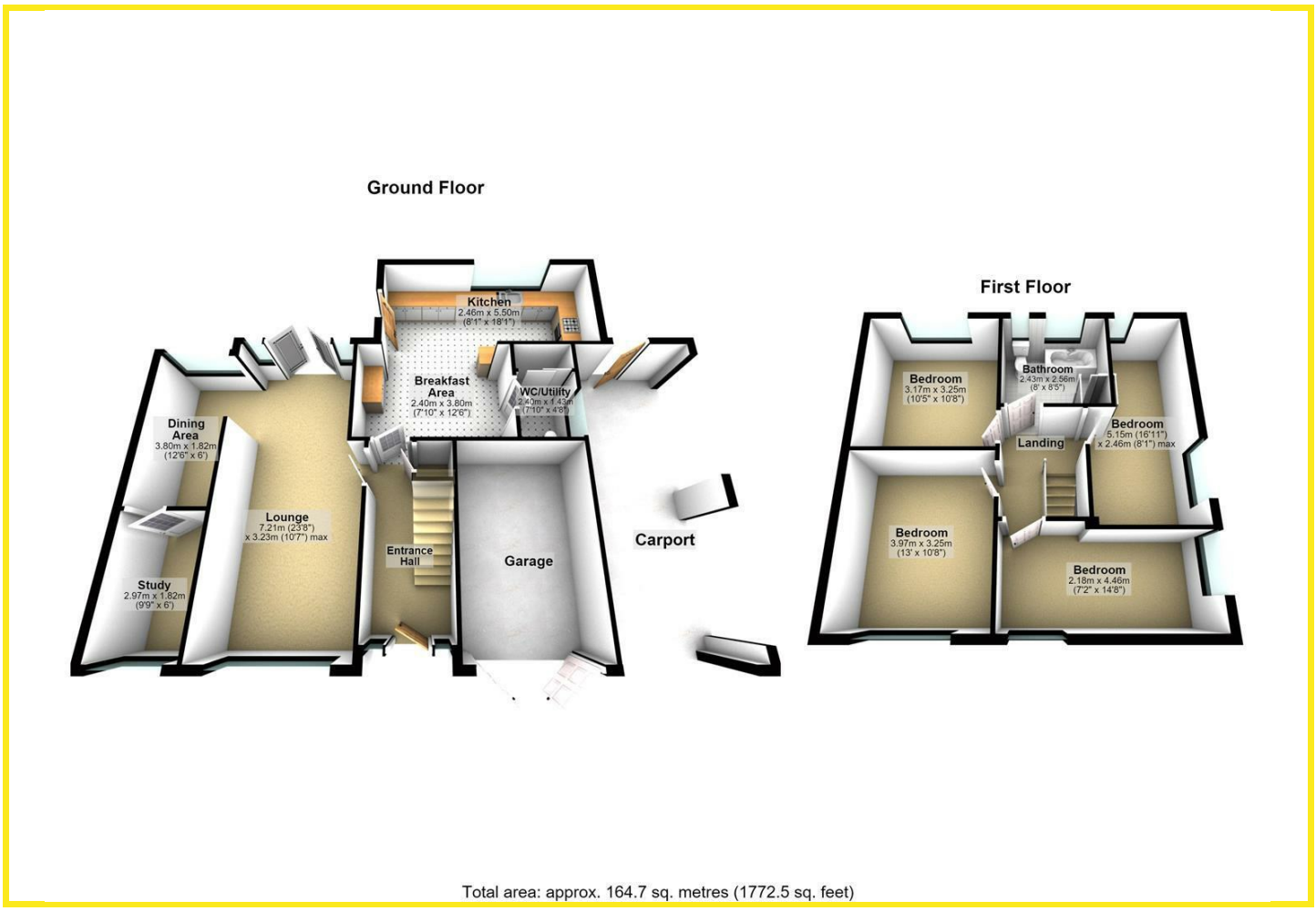






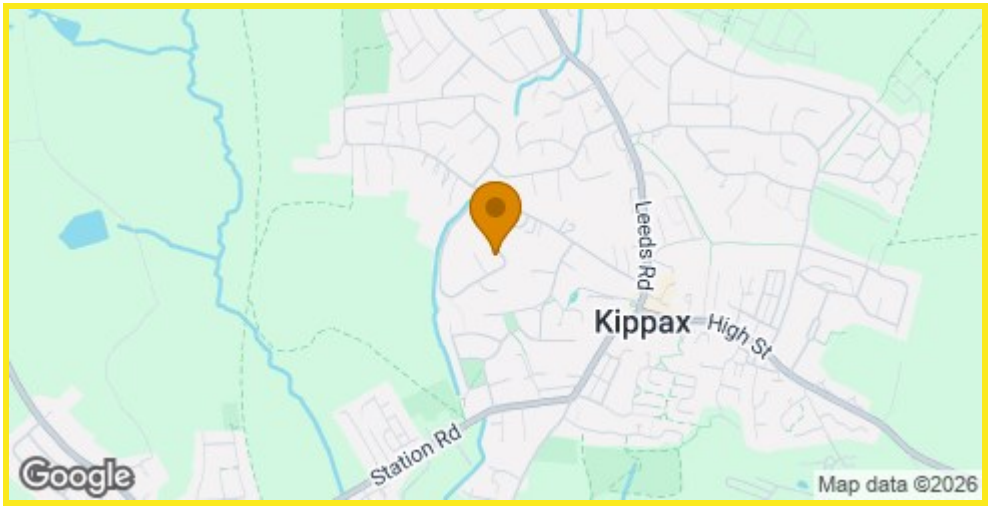


Floor Plan

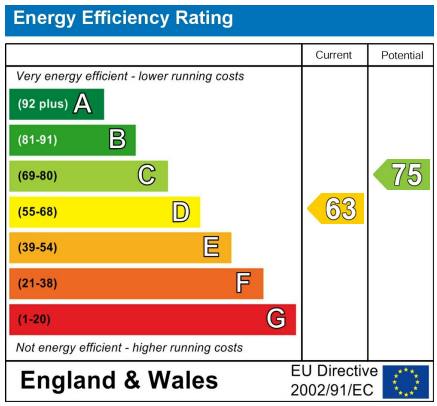


Total area: approx. 164.7 sq. metres (1772.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

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.

4 High Street, Kippax, LS25 7AB
Tel: 0113 2873500 Email: kippax@mdobson.co.uk https://www.mdobson.co.uk