Mike Dobson







15 Shuttocks Fold

Kippax, Leeds, LS25 7RF

Chain Free £340,000

15 Shuttocks Fold

Nestled in the tranquil Shuttocks Fold, Kippax, this spacious extended detached bungalow offers a wonderful opportunity for those seeking a spacious family home in a desirable cul-de-sac setting. With three generous double bedrooms, including a main bedroom with an ensuite, this property is designed for comfort and convenience.

Upon entering, you are greeted by an entrance porch that leads into the hallway. The lounge provides a perfect space for relaxation, while the well-appointed kitchen features a built-in double oven, hob, and extractor, catering to all your culinary needs. The addition of a conservatory enhances the living space, allowing for natural light and views of the surrounding gardens.

The property boasts two bathrooms, ensuring ample facilities for family and guests alike. The exterior is of a good size, with established lawned gardens to the front, side, and rear backing onto picturesque open fields, offering a serene backdrop for outdoor enjoyment. A sweeping driveway provides parking for up to three vehicles and leads to a single brick-built garage, complete with power and lighting.

While the bungalow does require some updating, it presents a fantastic opportunity for buyers to personalise and enhance their new home to their taste. With gas central heating powered by a modern combination boiler, double glazing throughout, and a peaceful location, this property is a rare find.

Don’t miss the chance to make this delightful bungalow your own.









Kippax, Leeds, LS25 7RF





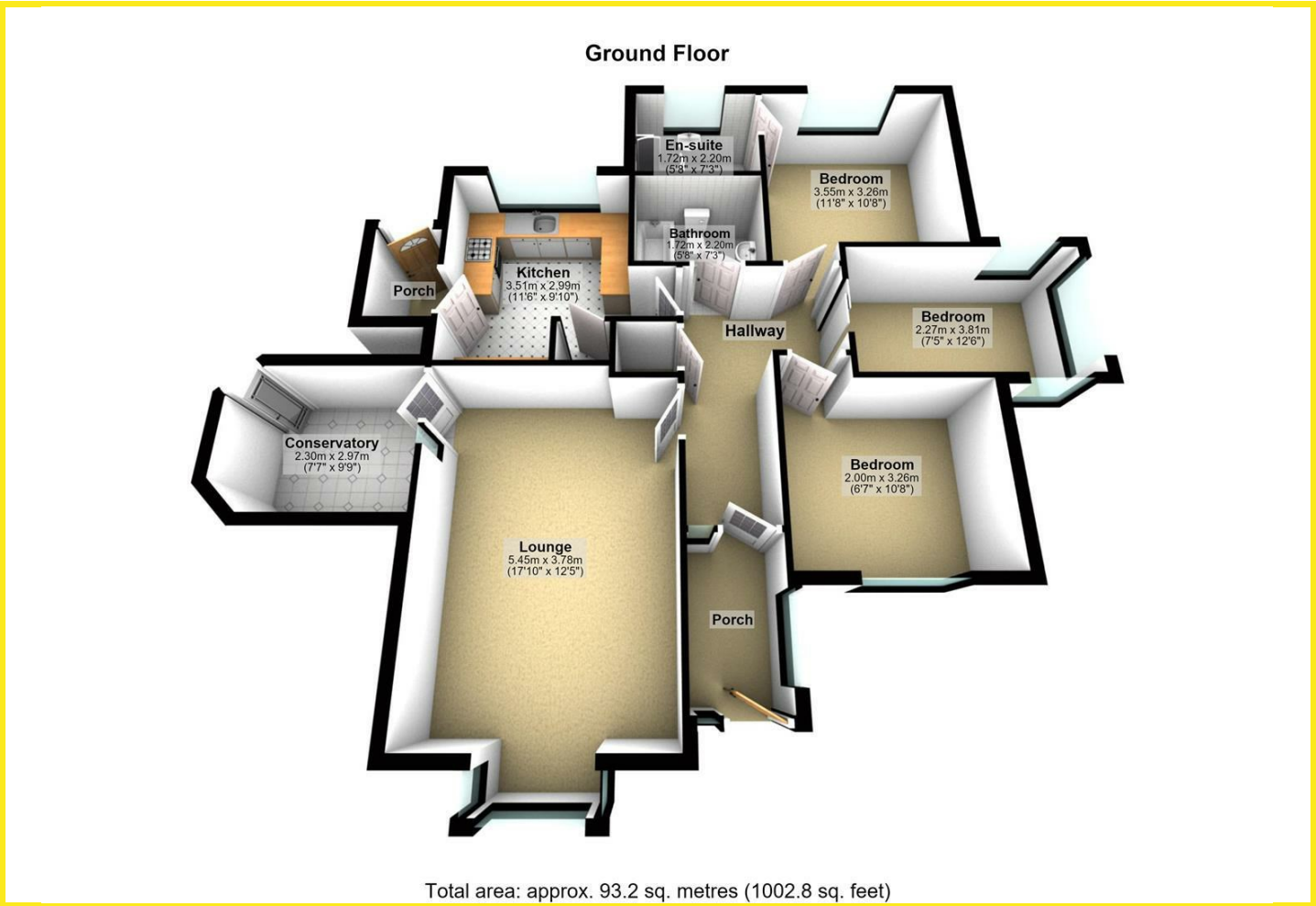






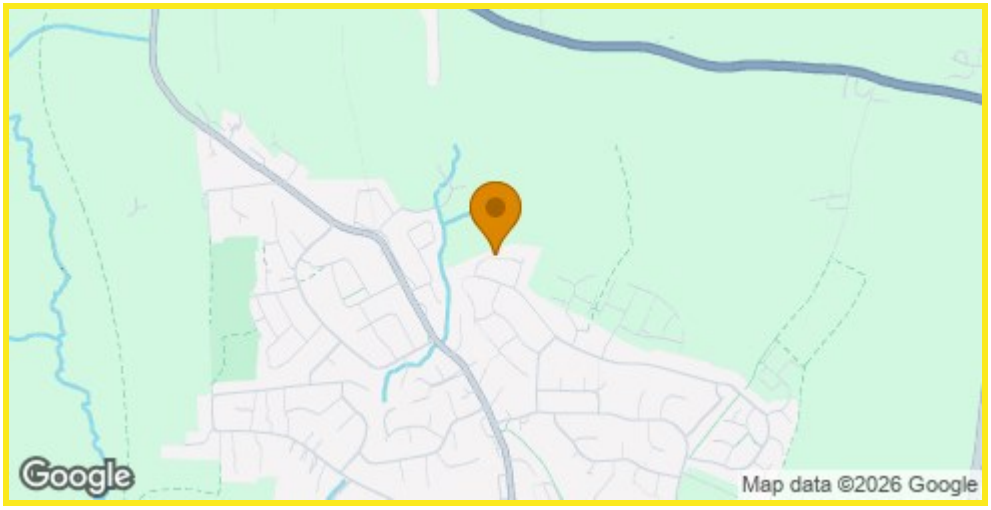


Floor Plan

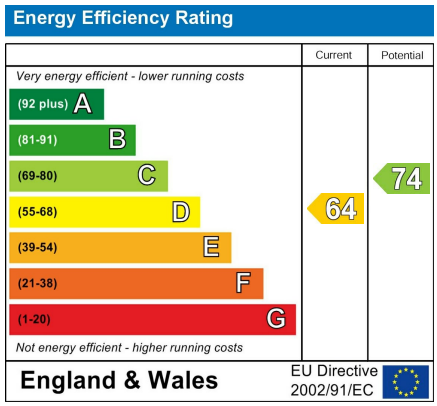


Total area: approx. 93.2 sq. metres (1002.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, at the bottom of the hill turn right onto Gibson Lane, first left onto Moorgate Drive continuing to the 'T' junction turning left onto Sandgate Drive, continue to the end of this road turning right into Shuttocks Fold bearing left at the top where the property can be found tucked away 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.

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