Mike Dobson







14 Baildon Dene

Kippax, Leeds, LS25 7FR

£360,000

14 Baildon Dene

Nestled in the charming area of Baildon Dene, Kippax, Leeds, this beautifully presented four-bedroom detached house offers a perfect blend of modern living and comfort. As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The ground floor also features a convenient WC and a generous dining kitchen, equipped with a range of built-in appliances. French doors open up to the rear garden, seamlessly connecting indoor and outdoor spaces.

On the first floor, you will find four well-proportioned bedrooms, each offering ample space for family living. The main bedroom boasts a stylish ensuite shower room, while a contemporary three-piece family bathroom serves the remaining bedrooms. The property benefits from full gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout.

Additional features include a loft that is boarded and accessible via a pull-down ladder, providing extra storage space. Externally, the property is complemented by a double-width driveway that leads to an integral garage equipped with power, lighting, and a rapid EV charger. A gated pathway guides you to the rear garden, which features a paved patio area and a well-maintained lawn, perfect for outdoor gatherings or quiet evenings.

This delightful home is situated in a popular development, on the doorstep of beautiful walks across the Roach Hills, close to local schools, public transport links and shops, making it an ideal choice for families seeking a peaceful yet convenient lifestyle. With its modern amenities and attractive surroundings, this property is not to be missed.









Kippax, Leeds, LS25 7FR





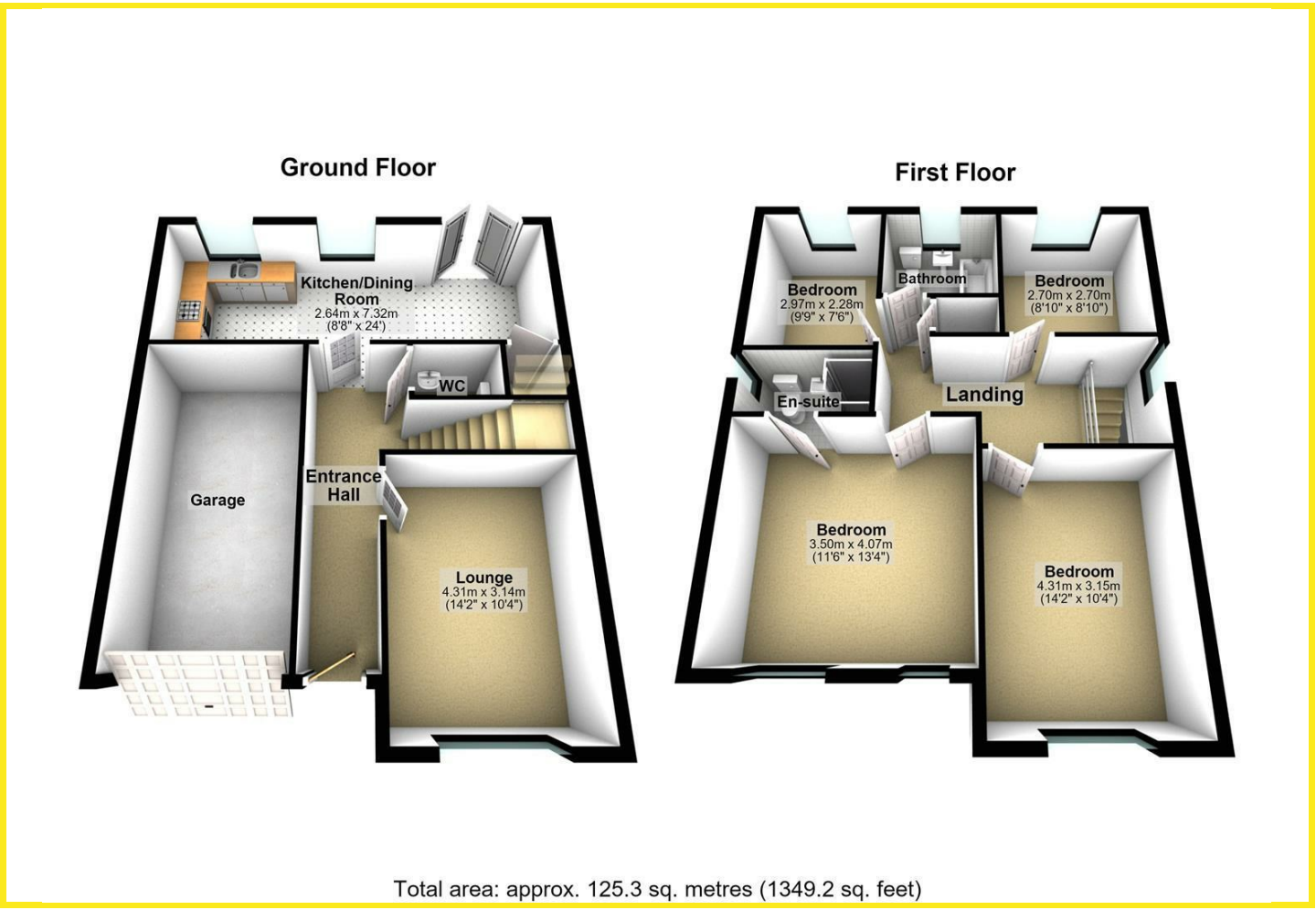






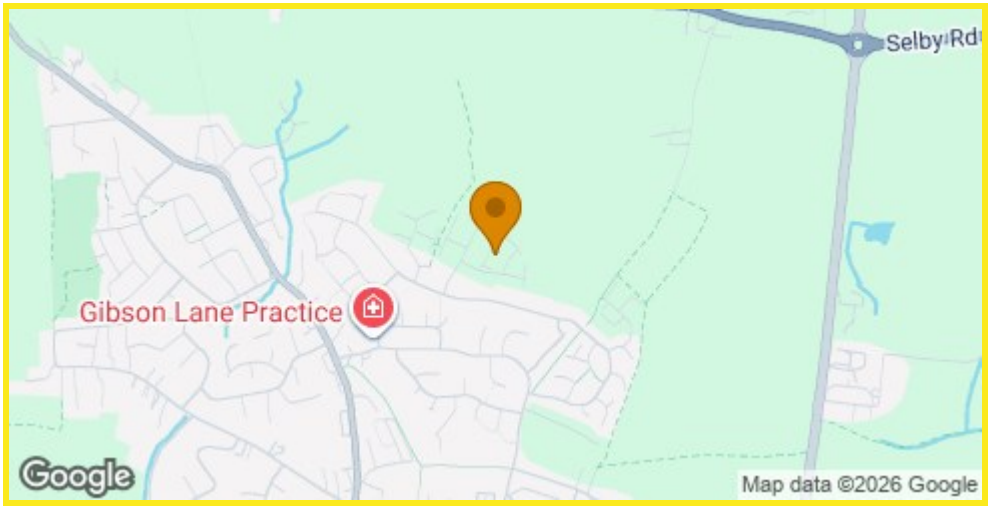


Floor Plan

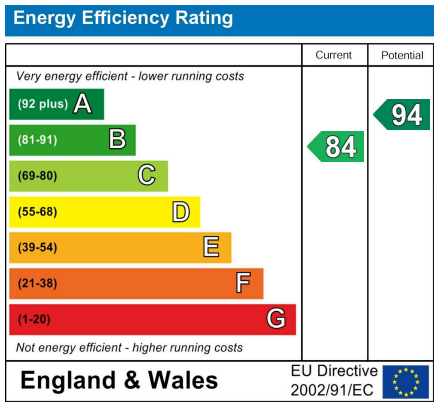


Total area: approx. 125.3 sq. metres (1349.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office, turn left to the mini roundabout, taking your second exit right onto Leeds Road. Continue along this road to the bottom of the hill, turning right onto Gibson Lane, then left onto Moorgate Drive, at the 'T' junction, right onto Sandgate Drive, second left on to Bula Close, right on to Hawthorne Avenue then left on to Baildon Dene. The property can be found as indicated but 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.

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