Mike Dobson

# 9 Thirsk Drive

Kippax, Leeds, LS25 7NZ

**Chain Free £210,000**

# 9 Thirsk Drive

Nestled in a peaceful cul-de-sac on Thirsk Drive in Kippax, Leeds, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. With easy access to local amenities, this property is perfect for those seeking a tranquil yet accessible lifestyle.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed kitchen, complete with a built-in oven, hob, and extractor fan. The inviting lounge provides a perfect space for relaxation and entertaining, while the conservatory enhances the living space with natural light and views of the garden.

The bungalow features two generously sized double bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. The modern shower room boasts a stylish suite, adding to the overall appeal of the home.

Gas central heating and PVCu double glazed windows and doors ensure warmth and energy efficiency throughout the year. Outside, the property presents a low-maintenance pebbled area at the front, complemented by a driveway leading to a detached garage. The rear garden is offers an enclosed space with a patio and lawned area, ideal for outdoor gatherings or simply enjoying the fresh air.

An early viewing is highly recommended to fully appreciate all it has to offer.

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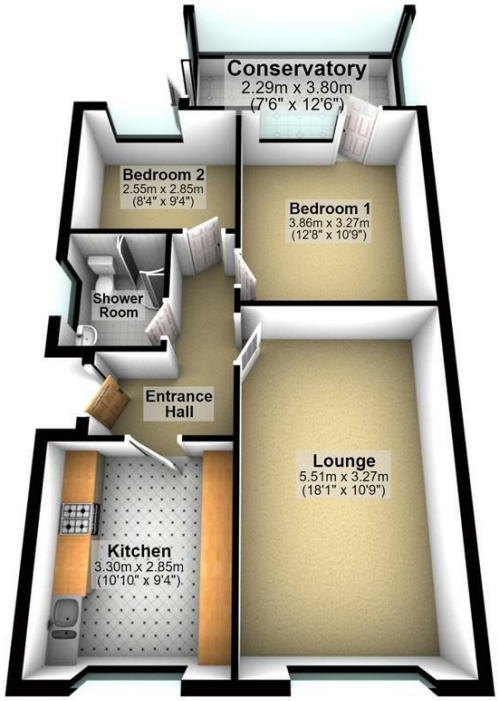
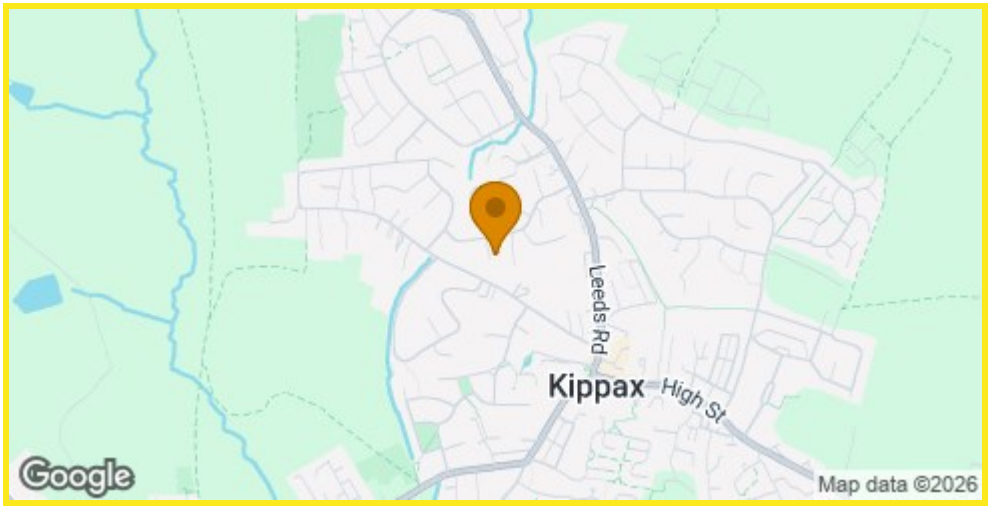
## Floor Plan

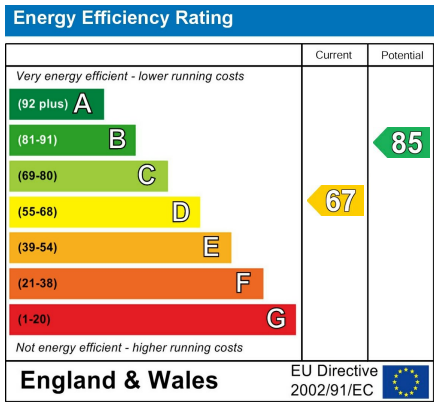



Total area: approx. 67.3 sq. metres (724.8 sq. feet)

## 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 down the hill, taking your third turning right at the bottom of the hill onto Ebor Mount and continue past the school taking your second left on to Thirsk Drive where the property can be located on the left hand side.

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