



Sandgate Drive | Kippax | LS25 7QR

£350,000

Ext. Three Bedroom Detached Bungalow | Council Tax Band D | EPC Rating C

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*** EXTENDED THREE BEDROOM DETACHED BUNGALOW * LARGER THAN AVERAGE REAR GARDEN *
EXTENDED MODERN DINING KITCHEN * LOG BURNER TO THE LOUNGE ***

This three-bedroom detached bungalow, located in the sought-after residential area of Kippax, Leeds, offering convenient access to local amenities and green spaces. The property benefits from a rear extension and now offers a modern dining kitchen, and has a larger than average rear garden which is not overlooked, offering a fantastic place to enjoy the outdoors.

The property has both double glazing and central heating, and the accommodation includes lounge with patio doors into the rear garden and offers a cosy log burning stove. The dining kitchen provides dining space and is fitted with modern units, a range-style cooker and built-in washing machine and dishwasher, creating a practical area for day-to-day living. There are three bedrooms: two double bedrooms and a generous single bedroom. The present vendor has also refitted the shower room, with a modern suite which includes a walk in shower with drencher style head.

There is a lengthy driveway to the side, offering ample off-street parking and leads to a single garage. There are lawned gardens to the front and rear, the rear being mainly lawned with a paved seating area.

Kippax offers a selection of local shops, cafés and everyday services along the high street, with further facilities available in nearby Garforth and Leeds city centre. The area is well served by schools and green spaces, including local parks and countryside walks.

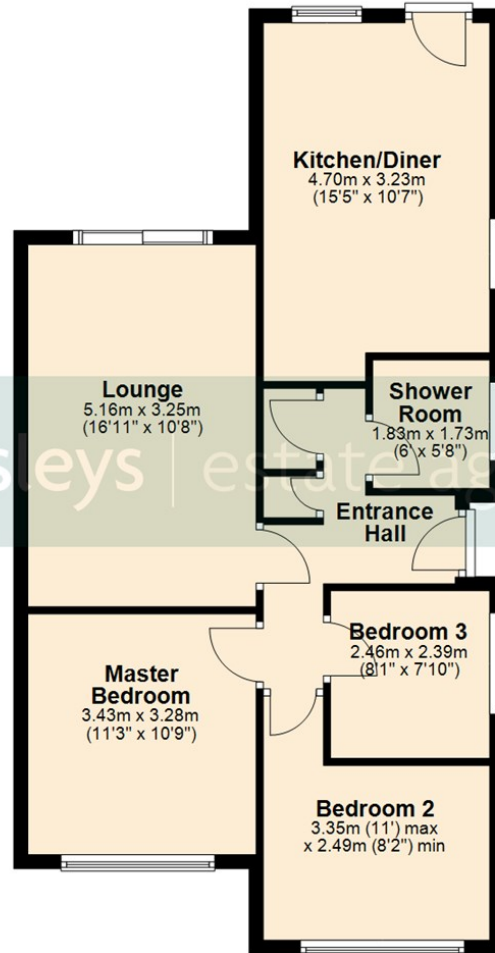
For commuters, Garforth railway station is within easy driving distance, providing regular services to Leeds, York and Manchester. Typical journey times are around 15 minutes to Leeds and under 30 minutes to York. Road links are strong, with access to the A63 and A1(M) connecting to the wider motorway network.





Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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