Sandgate Drive | Kippax | LS25 7QP £420,000

Four Bedroom Ext. Detached Home | Council Tax Band D | EPC Rating D

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* FOUR BEDROOM EXTENDED DETACHED FAMILY HOME * TWO RECEPTION ROOMS * MASTER BEDROOM WITH EN-SUITE BATHROOM * DRESSING ROOM/STUDY* GARAGE & PARKING *

Much loved extended four-bedroom family detached home. Located on the edge of a residential estate within a sought after area of Kippax, near green spaces and woodland. Offering spacious, well planned accommodation. The property benefits from double-glazing, central heating, and a generous rear garden with a sunny aspect, ample off road parking and integral garage with electric door.

Internally, the ground floor offers a porch and entrance hallway, convenient W.C, two reception rooms - the lounge has a dual aspect, and feature box bay window and an electric bespoke fire, creating a defined focal point. The dining room enjoys views over the garden with direct access via sliding patio doors. The kitchen is fitted with both wall and base units and includes a range-style cooker, leading to a utility room with additional storage and access to both the garage and garden.

To the first floor, there are four double bedrooms - the master bedroom with an en-suite bathroom with four piece suite, and built-in wardrobes. The bedroom has the added benefit of a dressing room attached which could be used as an office,/study or possibly a nursery. Three further bedrooms provide generous accommodation - all with fitted furniture. The family bathroom is fitted with a three piece suite including bath with shower over, for all of your families needs.

Externally, there is a landscaped lawned garden to the rear, which is fully enclosed with a beautiful Indian paved patio area, ideal for outside relaxing. There is an integral single garage with a roller electric door for added convenience and off road parking to the front for a number of cars. A truly delightful home!

Total area: approx. 161.3 sq. metres (1736.3 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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