

Mike  
**Dobson**



**£215,000**

206 Sandgate Drive, Kippax, Leeds, LS25 7QS

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An opportunity has arisen to purchase this three bedroom detached bungalow situated in a popular village location and having easy access to local shops, schools and public transport links. The accommodation briefly comprises, entrance porch, kitchen, inner hallway, lounge, conservatory, three bedrooms and wet room. In addition the property has PVCu double glazed windows and entrance doors, gas central heating with Worcester Bosch combination boiler, modern fitted kitchen with built in oven, hob and extractor, fitted furniture to bedroom one. Outside a brick paved driveway provides ample off road parking and leads to a detached single garage with established gardens to the front and rear. An early viewing is highly recommended to avoid disappointment.

## Entrance Porch

PVCu double glazed construction with front and rear entrance door, door to kitchen.

## Kitchen

11'5" x 11'1" (3.49 x 3.39)

Fitted with a modern range of units to high and low level, work surfaces incorporating one and a half bowl single drainer porcelain sink with mixer tap, four ring electric hob with extractor chimney hood over, built in electric oven, washing machine, dishwasher, fridge, tiled to work surface, PVCu double glazed window, wall mounted electric fire, door to under stairs storage cupboard housing the Worcester Bosch boiler, door to inner hallway. Positioned to the rear.

## Inner Hallway

Doors to lounge, bedrooms one, two, three and wet room, access point to loft, coving to ceiling.

## Lounge

10'6" x 16'11" (3.20 x 5.15)

Having a wall mounted electric fire, double doors leading to conservatory, central heating radiator, coving to ceiling, laminate flooring. Positioned to the rear.

## Lounge View Two

## Conservatory

11'1" x 14'8" (3.37 x 4.48)

Being of PVCu construction, French doors leading to the rear garden, central heating radiator, laminate flooring.

## Bedroom One

11'3" x 10'9" (3.43 x 3.27)

Having a range of fitted furniture, PVCu double glazed window, central heating radiator, coving the ceiling. Positioned to the front.

## Bedroom Two

11'0" x 10'7" max (3.36 x 3.23 max)

PVCu double glazed window, central heating radiator, coving the ceiling. Positioned to the front.

## Bedroom Three

7'11" x 8'1" (2.42 x 2.47)

PVCu double glazed window, central heating radiator, coving the ceiling. Positioned to the side.

## Wet Room

6'0" x 6'8" (1.83 x 2.04)

Wall mounted electric shower, pedestal wash basin, low flush w.c, fully tiled to the walls, PVCu double glazed window, heated towel radiator, extractor fan. Positioned to the side.

## Outside

A brick paved driveway provides off road parking and leads to a detached single garage with up and over door. To the front is a lawned garden and to the rear is a private garden with paved and decked seating areas and a shaped lawn.

## Location

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 and first left onto Moorgate Drive and continue to the T junction. Turn left onto Sandgate Drive and proceed along where the property can be found on the right hand side as indicated by the agents board.

## Viewing Arrangements

Please contact Agent's Kippax Office (0113) 2873500

## Important Notice

1. These particulars are prepared in good faith by Mike Dobson (Estate Agents) Limited on 31/10/ 2021 to give a fair overall view of the property and do not constitute any part of an offer or contract. They must not be relied upon as statements or representations of fact. All measurements are given as a guide only and no liability can be accepted for any errors arising from them. 2. Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc. Photographed are included in the sale. 3. Nothing in these particulars shall be deemed as fact or a statement that the property is in good structural condition or otherwise. No responsibility is taken for any error, omission or mis-statement. 4. Purchasers should check all services/appliances/equipment are in good working order prior to exchange of contracts as these have not been tested and no warranty can be given as to their condition. Mike Dobson (Estate Agents) Limited nor its employees have any authority to make or give representations or warranties whatever to this property.

## Purchasing Procedures

Once you are interested in purchasing this property, please call at our local office to make your offer. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred. In compliance with the Estate Agents (Undesirable Practices) (No 2) Order 1991, we are under an obligation to check into a purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. MIKE DOBSON (ESTATE AGENTS) LTD offer a comprehensive, independent mortgage services which is free of charge to both Vendors and Purchasers.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

