

Mike
Dobson



145 Sandgate Drive
Kippax, Leeds, LS25 7QP

£215,000

145 Sandgate Drive

Nestled in the charming Sandgate Drive, Kippax, Leeds, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a beautifully presented interior that exudes warmth and style.

The property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two inviting bedrooms, there is ample space for a small family or guests to stay over comfortably.

The modern fitted kitchen is a standout feature, complete with French doors that open up to the garden, allowing natural light to flood the space. Imagine enjoying your morning coffee while overlooking the serene outdoor setting.

The three-piece white bathroom suite offers a touch of luxury, providing a tranquil space to unwind and rejuvenate. Additionally, the property includes a paved seating area and a well-maintained lawn at the rear, ideal for hosting summer barbecues or enjoying a quiet evening outdoors.

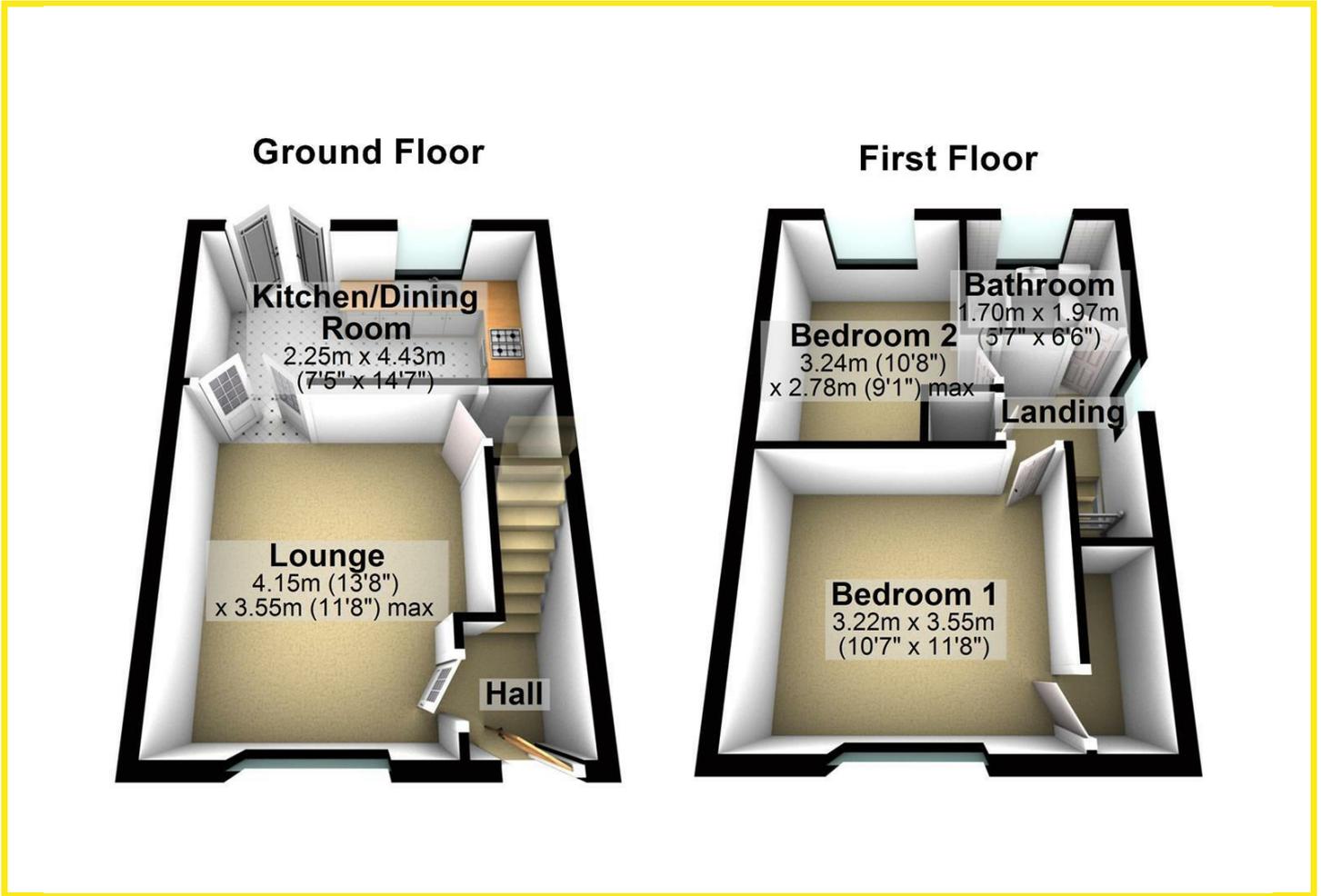
Convenience is key with off road parking and a detached single garage with side courtesy door, ensuring you never have to worry about finding a spot after a long day out.

Overall, this property on Sandgate Drive is a perfect blend of modern living and comfort, offering a peaceful retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this house your home in the vibrant city of Leeds.

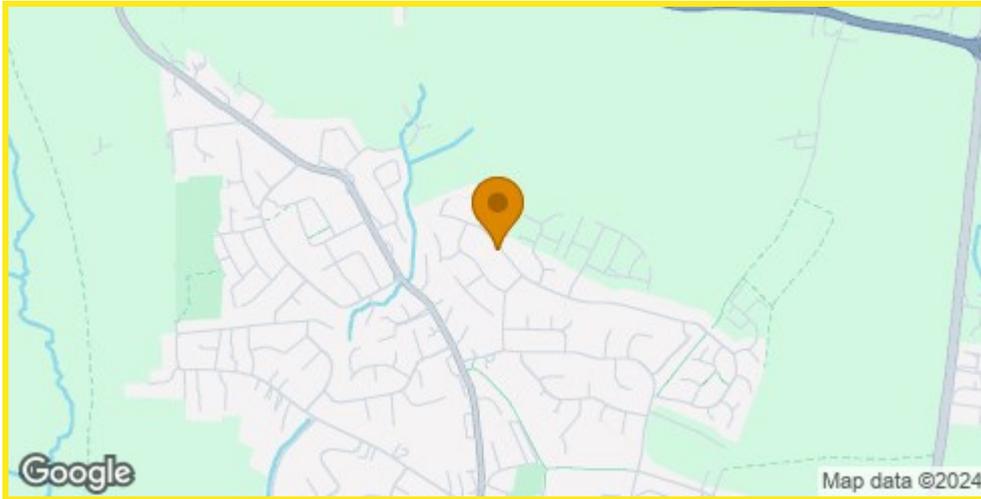




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; margin-right: 5px;"></div> 88 </div>
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, Continue down the hill turning right at the bottom onto Gibson Lane, First turning left onto Moorgate Drive, at the 'T' junction turn left onto Sandgate Drive where the property can be found on the left hand side.

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