

Mike
Dobson



176 Sandgate Drive

Kippax, Leeds, LS25 7QR

£220,000

176 Sandgate Drive

****BEING OFFERED FOR SALE WITH NO ONWARD CHAIN****

An opportunity has arisen to purchase a well presented two-bedroom semi-detached bungalow, situated in a sought-after location having easy access to local shops, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises Kitchen, lounge, two double bedrooms and shower room. In addition, the property has gas central heating with combination boiler, situated within the loft which has a pull-down ladder. The property also has newly installed PVCu double glazed windows. Feature fire surround with inset gas fire to lounge, kitchen with built in oven, hob and extractor, fully tiled white shower room, fitted furniture to the main bedroom. Outside a long driveway provides ample off road parking and leads to a detached garage with up and over door power and lighting. Low maintenance pebbled garden to the front of the property with inset shrubs. To the rear is a fully enclosed garden with paved patio and pathway and lawned garden.

An early viewing is recommended.

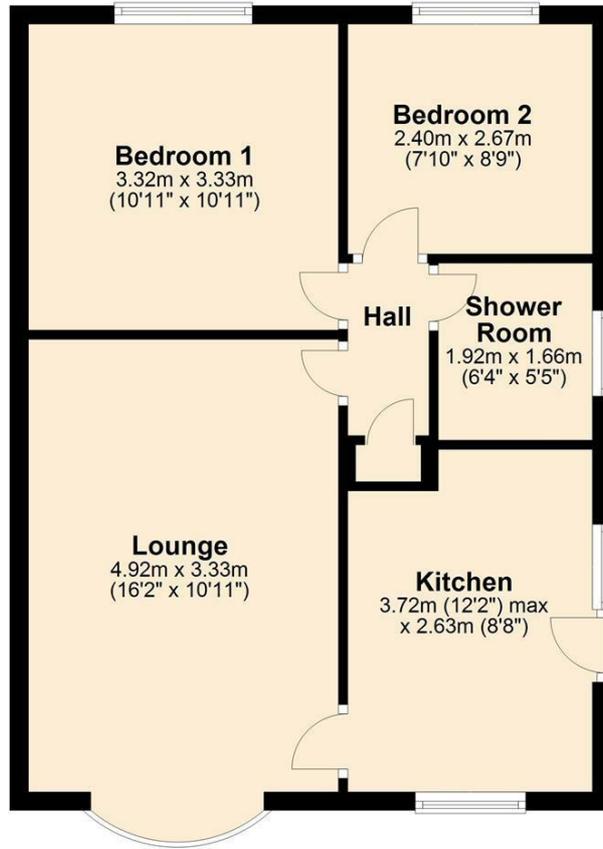
Council tax band B



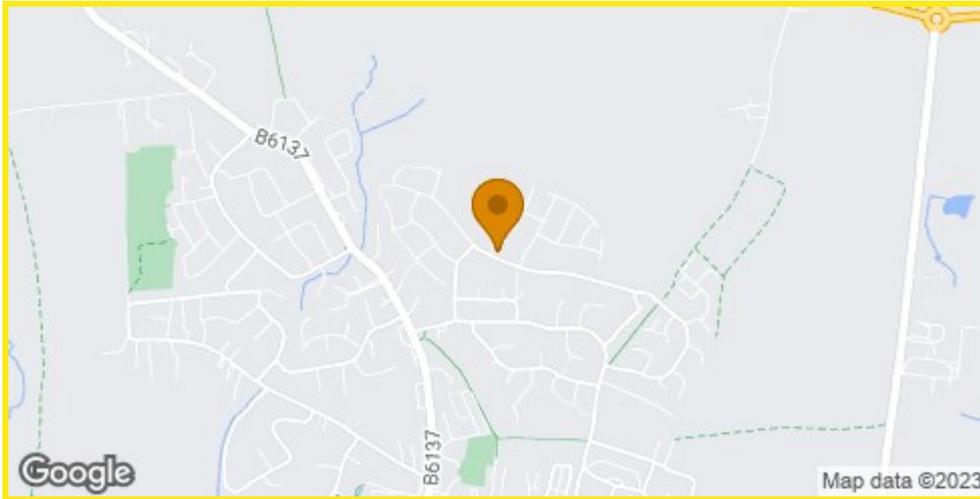


Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 right up High Street taking the fourth turning left onto Gibson Lane, Third right onto Sandgate Drive, follow the road round where the property can be found on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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