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**Dobson**



**98 Sandgate Drive**

Kippax, Leeds, LS25 7QR

**£380,000**



# 98 Sandgate Drive

## Entrance Porch

Composite side entrance door, central heating radiator, laminate flooring, door to lounge.

## Lounge

19'7" x 13'0"

Feature fire surround with freestanding electric stove to chimney breast recess, PVCu double glazed window, central heating radiator, three wall light points, coving to ceiling, laminate floor, door to inner hallway. Positioned to the front.

## Inner Hallway

Doors leading to lounge, kitchen, dining room, bedrooms one, two and shower room, staircase to first floor, under stairs storage cupboard, down lights to ceiling, central heating radiator, laminate floor.

## Kitchen

12'8" x 7'11" max

Being re-fitted with a modern range of units to high and low level, work surfaces with matching splashbacks incorporating single bowl stainless steel sink and mixer tap, four ring gas hob with extractor chimney hood over, eye level electric double oven, integrated microwave, integrated fridge and freezer, plumbed for washing machine, space for dryer, under lighting, vertical central heating radiator, down lights to ceiling, laminate floor, PVCu double glazed window, composite side entrance door. Positioned to the front.

## Dining Room

11'6" x 9'11"

PVCu double glazed single sliding patio door leading to conservatory, coving to ceiling, central heating radiator, laminate floor. Positioned to the rear.

## Conservatory

10'7" x 9'4"

Being of brick and PVCu double glazed construction with French doors leading on to the rear garden, two central heating radiators, laminate floor.

## Bedroom One

14'9" x 9'4"

Having a full range of fitted furniture comprising of wardrobes, bedside cabinets, drawers and vanity unit, PVCu double glazed window, central heating radiator. Positioned to the rear.

## Bedroom Two

11'6" x 8'0"

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

## Shower Room

8'4" x 5'6"

Re-fitted with a modern three piece white suite comprising of walk in shower cubicle, low flush WC with vanity wash hand basin housed in vanity display with double cupboard below, being fully tiled to the walls, PVCu double glazed window, heated towel radiator, down lights to ceiling, fitted storage cupboards, Amtico flooring. Positioned to the side.

## First Floor Landing

Doors leading to bedrooms three, four and bathroom/WC, double glazed skylight window, downlights to ceiling.

## Bedroom Three

14'5" x 13'0" max

PVCu double glazed window, central heating radiator, TV point, USB socket, downlights to ceiling. Positioned to the rear.

## Bedroom Four

14'3" x 8'4"

PVCu double glazed window, double glazed skylight window, central heating radiator. Positioned to the rear.

## Bathroom

9'8" x 4'4"

re-fitted with a modern three piece white suite comprising rectangular panelled bath with shower over and side screen, vanity wash basin, low flush WC housed in vanity display with double cupboard below, fully tiled to the walls, PVCu double glazed window, heated towel radiator, down lights to ceiling. Positioned to the rear.

## Outside

To the front of the property is a block paved driveway providing off road parking for several cars and leads to an integral garage with electric up and over door, power, light and housing the Ideal combination central heating boiler. Gated access either side of the property leads to a good sized rear garden with paved and decked seating areas, generous lawn and flower beds.





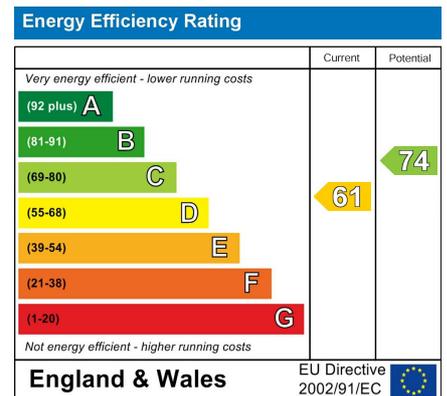
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax Office turn right up the High Street taking the fourth left onto Gibson Lane then third right onto Sandgate Drive follow the road round where the property can be found on the right hand side as indicated by the agents board.

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