

Mike
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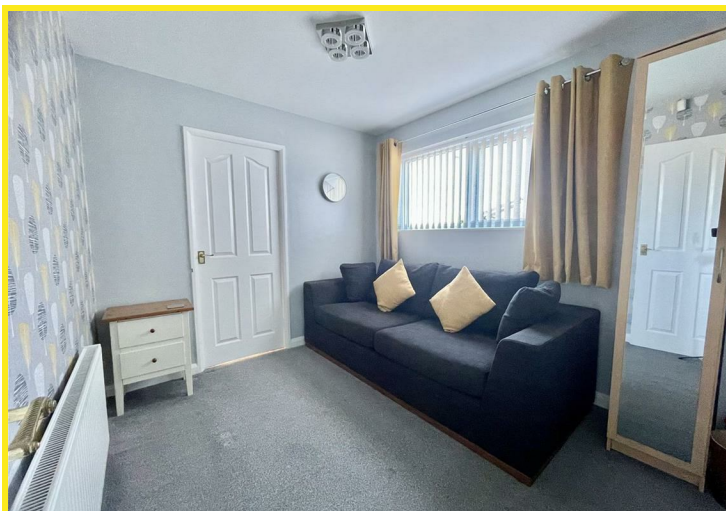
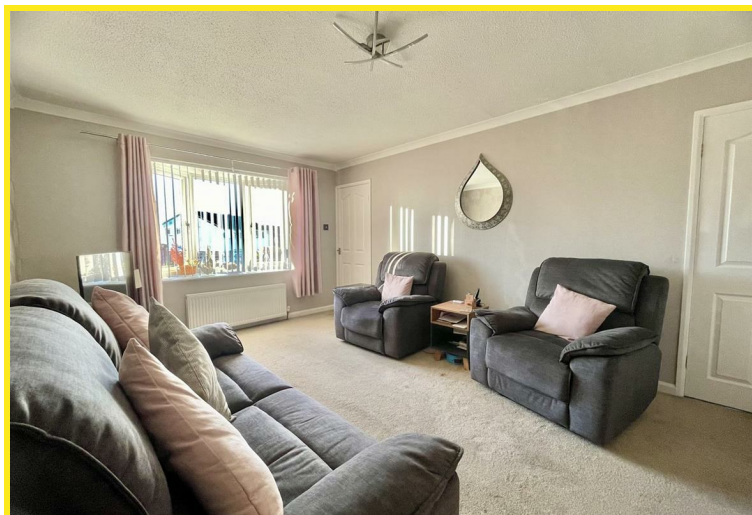
72 Sandgate Drive
Kippax, Leeds, LS25 7EY

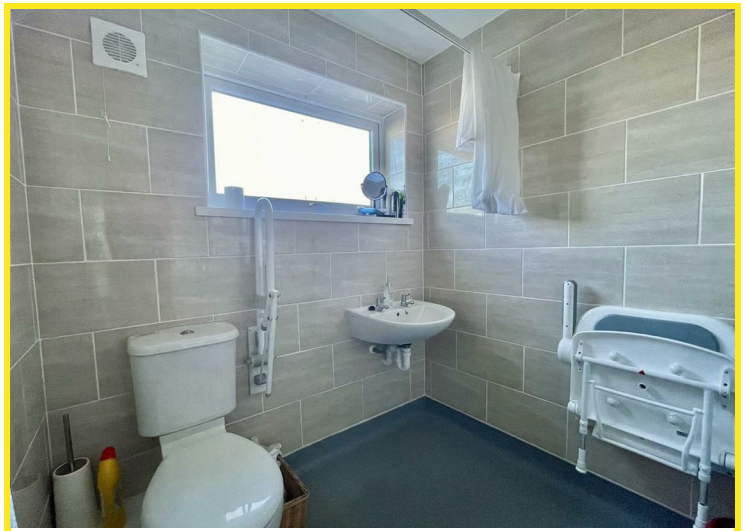
£245,000

72 Sandgate Drive

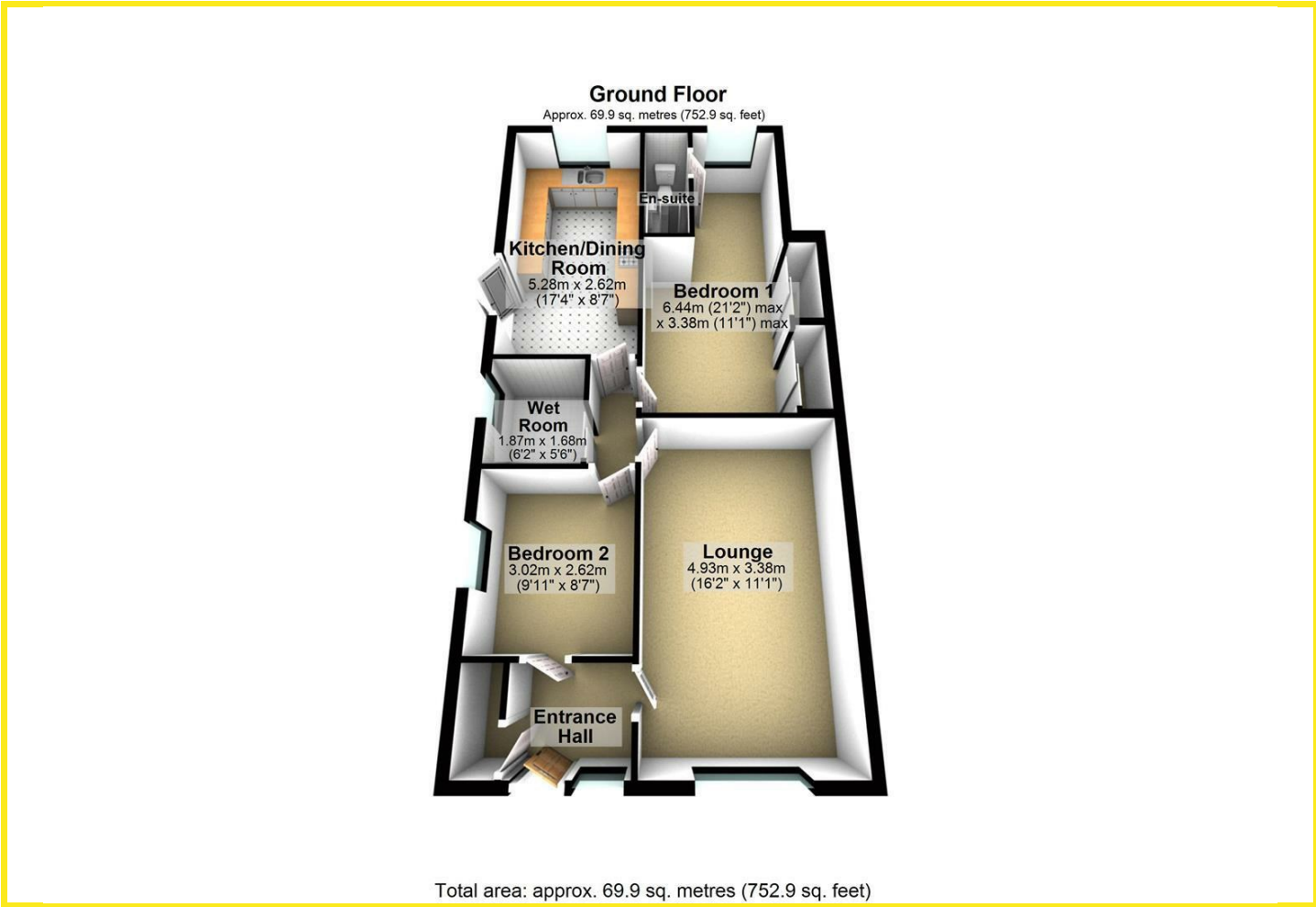
Being offered to the market with no onward chain is this two bedroom extended semi-detached bungalow, situated on this popular estate in Kippax and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The spacious accommodation briefly comprises: entrance hall with storage cupboard, lounge, two double bedrooms, one with a dressing area and en-suite, wet room and kitchen/dining room. In addition, the property has PVCu double glazed windows and French doors leading from the kitchen to the side garden, gas central heating with combination boiler, modern fitted kitchen with units to high and low levels, integrated appliances to include four ring gas hob with extractor chimney hood over, eye level double electric oven, fridge freezer, dishwasher, washing machine and dryer, fitted wardrobes to the main bedroom with sliding mirror doors and dressing area with door leading to an en-suite shower room. Outside, to the front of the property is mainly laid with blue slate chippings and shrub beds with a variety of plants and trees. A timber gateway leads to an enclosed side and rear garden being mainly paved with raised shrub beds and seating areas. To the rear is off road parking leading to a detached single garage with up and over door and side courtesy door with a further gateway leading to the rear garden.

We recommend an early viewing to avoid disappointment!

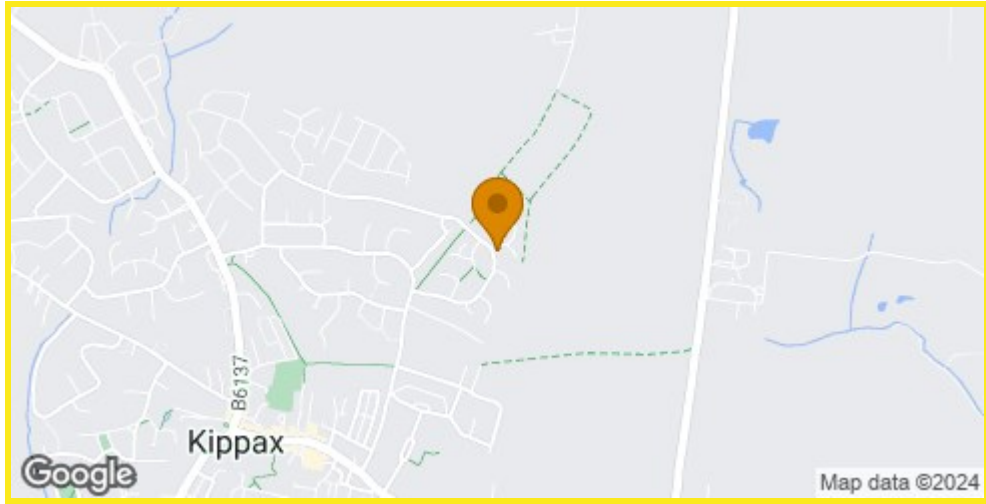




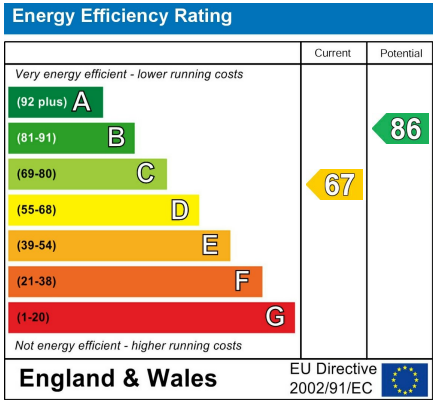
Floor Plan



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.