



Sandgate Drive | Kippax | LS25 7QR

£265,000

Three Bedroom Detached Bungalow | Council Tax Band C | EPC Rating C

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*** THREE BEDROOM EXTENDED BUNGALOW. NO CHAIN!
MATURE GARDENS. GARAGE. OFF-ROAD PARKING ***

We are delighted to present to the market this extended three-bedroom detached bungalow, although in need of modernising, offers a wealth of potential to those who see the beauty of its structure and are ready to breathe new life into it and mentioning its position which is not being overlooked to the rear. The property comes with a garage, providing additional storage or parking space and an off-street parking facility is also available. Another significant advantage is the absence of an onward chain, simplifying the buying process.

The bungalow boasts two spacious reception rooms. The lounge/diner has a coal effect fire, setting a cosy atmosphere. The conservatory grants direct access to the lovely mature private rear garden and is complemented by French doors, enhancing the natural light and offering a serene indoor/outdoor living experience.

The modern kitchen is equipped with oak style units with quality quartz worktops, exuding a warm and homely feel. The three bedrooms are well proportioned, with the master bedroom being a double and featuring built-in wardrobes. The second bedroom is a double, offering plenty of space, and the third is a single room, perfect for a home office or guest room.

Although some renovations are required, this bungalow offers an excellent foundation for creating a dream home. Its inherent charm, coupled with its potential for personalisation, makes it a unique proposition for prospective buyers.

Fitted Kitchen 2.24m min x 3.35m max (7'4" min x 11'0" max)

Fitted with a range of oak effect base and eye level units with under lighting and drawers and quartz worktops. Stainless steel sink, integrated automatic washing machine, space for a fridge/freezer, built-in electric oven and a built-in four ring gas hob with an extractor hood over. Double-glazed window to the rear, built-in storage cupboard, radiator, tiled flooring and a door to:

Inner Hallway

Double-glazed window to the side, radiator, dado rail, coving to the ceiling, access to the loft space, doors to two storage cupboards and doors to:

Bathroom

Fitted with a three piece coloured suite comprising; panelled bath with shower over and a folding glass screen, pedestal wash hand basin and a low-level WC. Tiled surround, double-glazed window to the side and a radiator.

Bedroom 3 2.39m x 2.49m (7'10" x 8'2")

Double-glazed window to the side and a fitted wardrobe with a hanging rail, overhead storage cupboard and drawers.

Bedroom 2 3.35m max x 2.46m min (11'0" max x 8'1" min)

11'0" max x 8'12 max (11'1" max)

Double-glazed window to the front, radiator and coving to the ceiling.

Master Bedroom 3.53m x 3.23m max (11'7" x 10'7" max)

Double-glazed window to the front, fitted wardrobes with hanging rails, shelving, overhead storage cupboard and drawers, radiator and coving to the ceiling.

Lounge/Diner 5.08m x 3.23m (16'8" x 10'7")

Four wall light points, coving to the ceiling, coal effect gas fire with a stone effect surround and a stone effect television plinth and double-glazed sliding patio doors to:

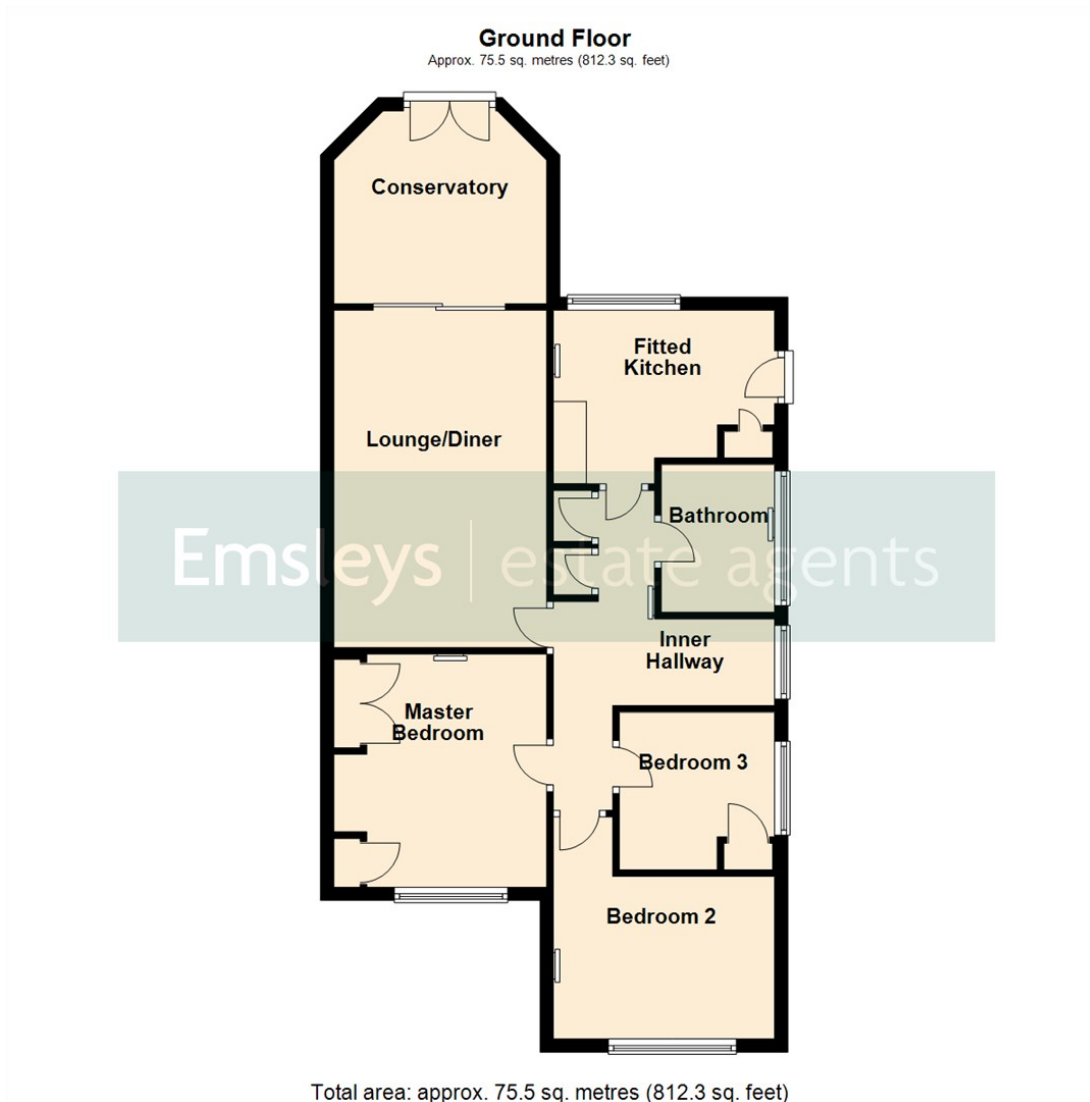
Conservatory

Half-brick and double-glazed construction with double-glazed windows, two wall light points and French doors to the rear garden.

Outside

There is a mature garden to the front with well stock beds and a paved driveway to the side, leading to the detached garage offering off-road parking for two/three cars. The garage has an up-and-over door. Side gated access leads to a mature pretty rear garden, which has well established trees, plants and shrubs and is lawned. There is a paved patio seating area and a greenhouse.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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