

Mike  
**Dobson**



**101 Sandgate Drive**  
Kippax, Leeds, LS25 7QW

**£249,950**

# 101 Sandgate Drive

\*\*\*BEING SOLD WITH NO ONWARD CHAIN\*\*\*

We are delighted to bring to the market a two/three bed roomed detached bungalow, situated close to local shops, schools, public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises lounge, conservatory, kitchen, two bedrooms and shower room, the former third bedroom and hallway have been made into an open plan sitting/occasional room but could be converted back. In addition, the property has PVCu double glazing throughout, the lounge has a fireplace with inset gas fire and PVCu double glazed single sliding patio doors leading to a brick and PVCU double glazed conservatory which has French doors opening to the rear garden. Outside, a long driveway provides off road parking for several cars and leads to a detached garage having up and over door power and light. The front garden is laid with washed pebbles with inset shrub beds. To the rear of the property is a private south facing garden with a paved patio seating area leading to a lawned area with a variety of plants and shrubs to the borders.

The property does require internal modernisation which has been reflected within the price and a viewing is required.

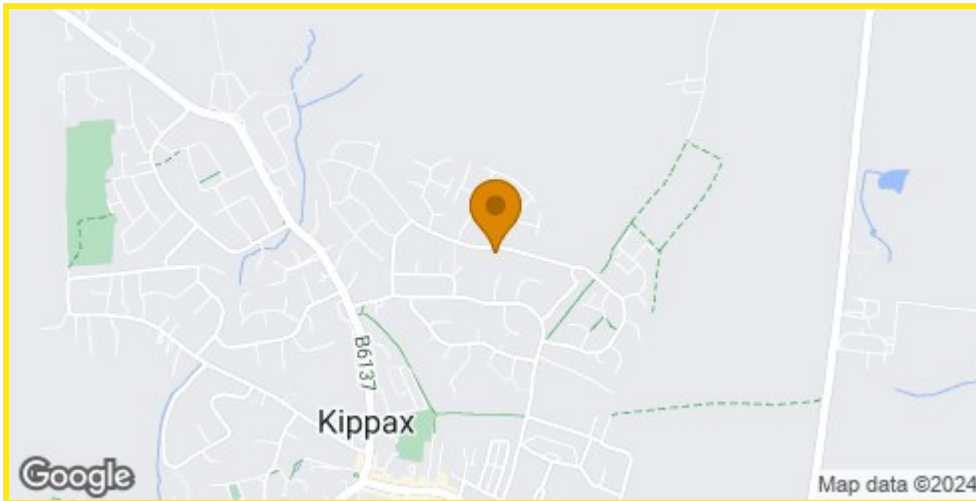




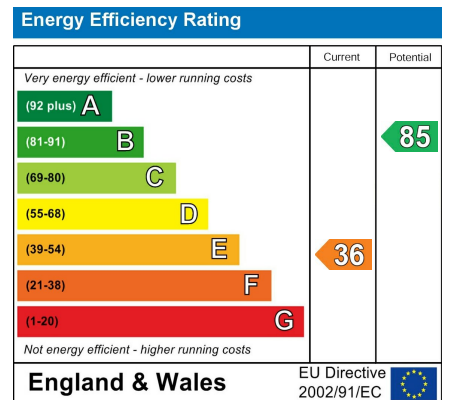
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 left hand side as indicated by the agents board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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