

Mike
Dobson



8 Sandgate Rise
Kippax, Leeds, LS25 7PZ

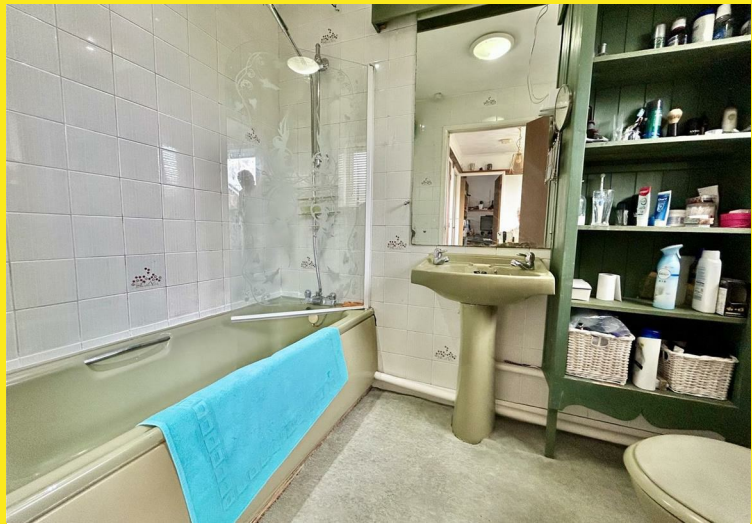
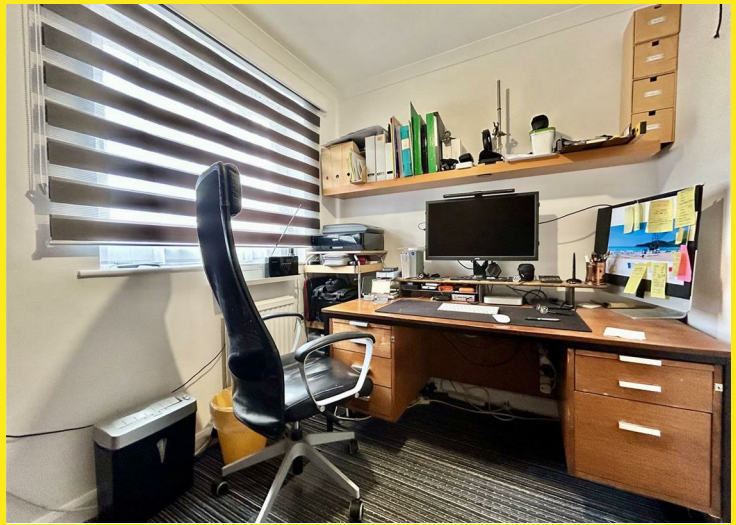
£265,000

8 Sandgate Rise

NO ONWARD CHAIN

Mike Dobson Estate Agents are pleased to present to the market this three-bedroom detached family home, tucked away at the head of a cul-de-sac location, located within the popular village of Kippax, and having easy access to local shops, schools, and public transport links, as well as the A1/M1 motorway. The accommodation briefly comprises entrance hall, ground floor WC, spacious lounge with open staircase to the first floor, large brick and PVCu double glazed conservatory having a fully insulated and PVCu cladded roof with doors leading to the rear garden, spacious kitchen/dining room having a gas hob with extractor over, built in oven. The first-floor landing leads to three bedrooms, the main bedroom having a range of fitted wardrobes, the second and third bedrooms both have useful storage cupboards. In addition, the property has gas central heating, PVCu double glazing throughout. Externally, a driveway provides ample off-road parking and leads to an integral garage having an up and over door. To the front is a lawned garden. Gated pathway to the side of the property leads to a private and enclosed south facing rear garden with paved patio area with a generous lawned garden area with a variety of plants and shrubs to the borders. In addition, there are two garden sheds and a summer house. An early viewing is highly recommended.

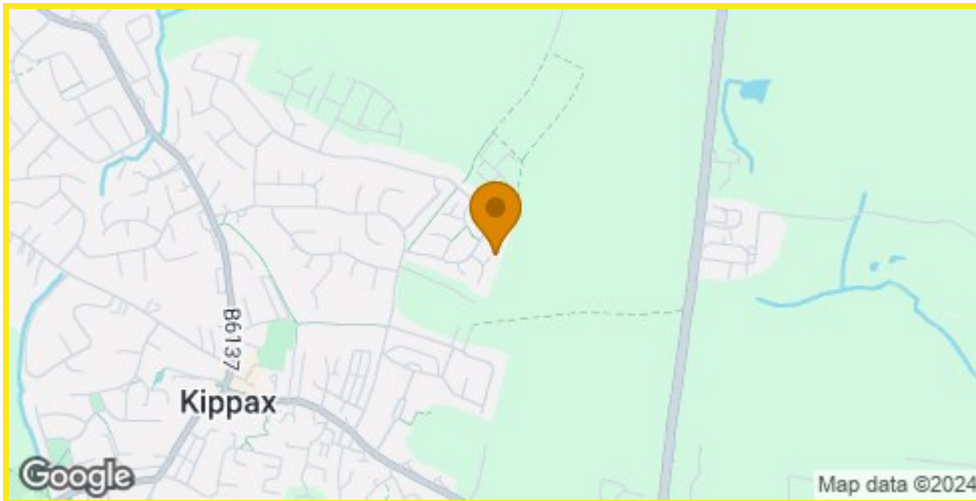




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(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 4th turning left onto Gibson Lane, continue down the hill turning right onto Sandgate Drive. Follow the road round and take the 3rd turning right into Sandgate Rise where the property can be found 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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