

Mike
Dobson



8 Sandgate Drive
Kippax, Leeds, LS25 7EY

£260,000

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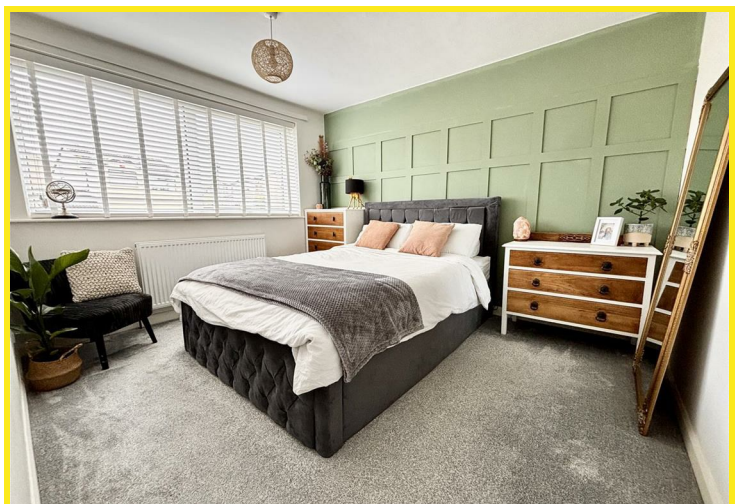
Nestled in the charming area of Kippax, Leeds, this semi-detached house on Sandgate Drive is a splendid opportunity for those seeking a modern and stylish home. Having been completely refurbished by the current owner, the property is beautifully presented and ready for immediate occupancy.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the re-fitted modern kitchen, which boasts a range of integrated appliances, including a fridge freezer, dishwasher, washing machine, wine cooler, and induction hob. The kitchen is designed with practicality in mind, featuring under cupboard lighting and illuminated plinths, creating a warm and inviting atmosphere. French doors lead from the kitchen to the rear garden, seamlessly blending indoor and outdoor living.

The property comprises three well-proportioned bedrooms, providing ample space for family or guests. The modern shower room has also been thoughtfully re-fitted, featuring a walk-in shower, a stylish vanity unit with a wash basin, and a low flush WC.

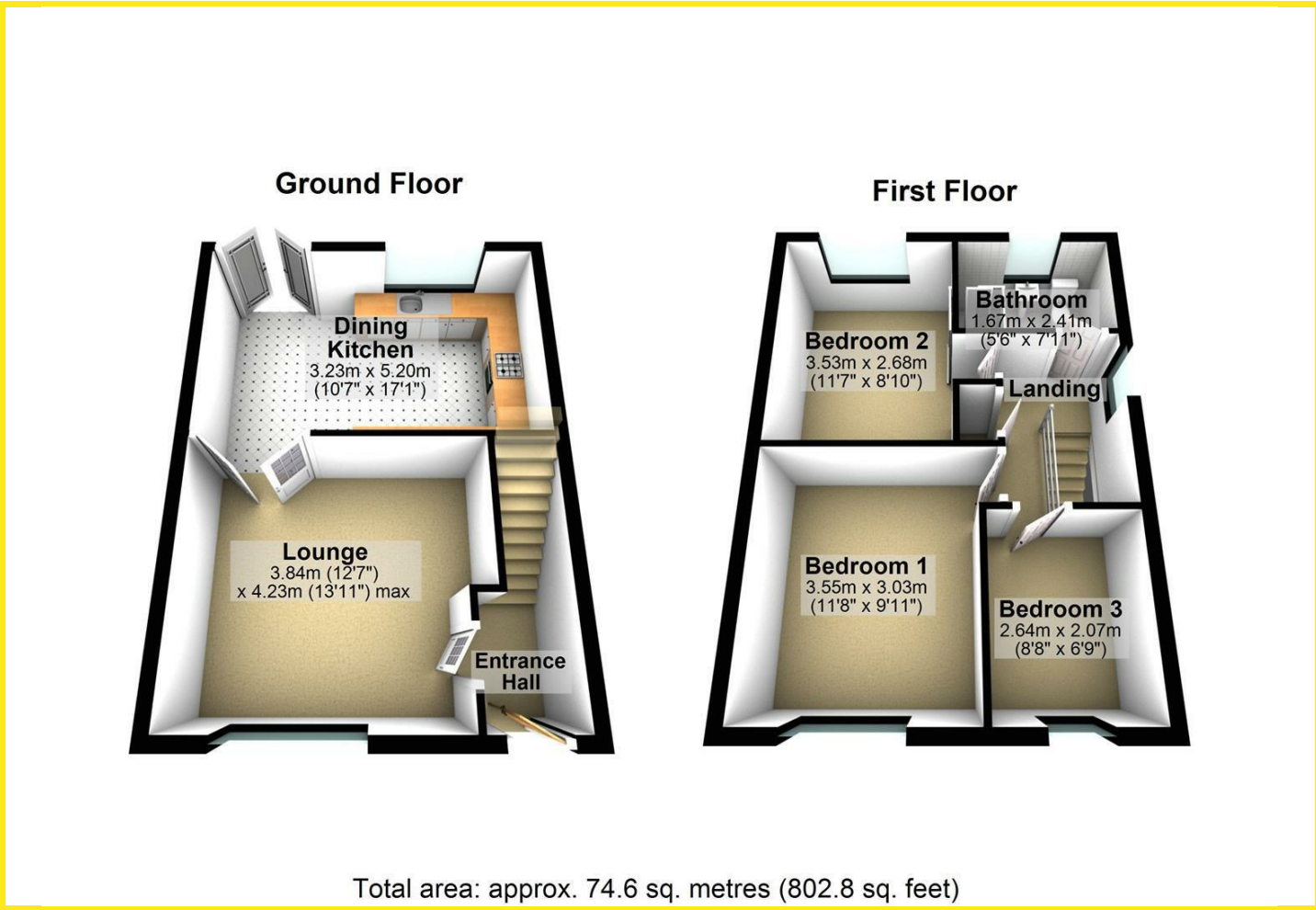
Outside, the property offers off-road parking at the front, along with a driveway that leads to a detached single garage, complete with an up-and-over door for convenience. The rear garden is a delightful retreat, south facing and featuring a decked patio seating area, a well-maintained lawn, and shrub beds that add a touch of greenery. There is also a further seating area located behind the garage, perfect for enjoying the outdoors.

This property is an ideal choice for families or professionals looking for a contemporary home in a peaceful setting. With its modern amenities and attractive outdoor space, it truly is a must-see.





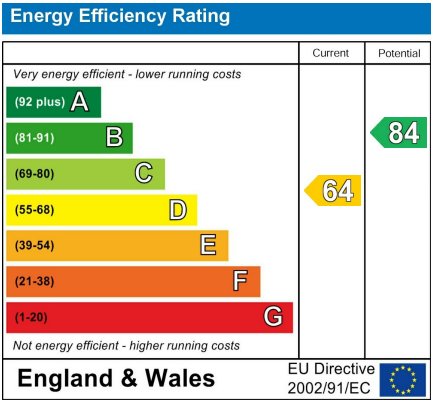
Floor Plan



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 where the property can be found on the right hand side as indicated by the agents board.

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