



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



We are pleased to offer this 4 bedroomed family house, ideally situated in a quiet, sought after area of Kippax. The house presents an excellent opportunity to those wishing to purchase a substantial 4 bedroomed family home, which provides ample space for a family living and guests.

With two bathrooms, including an ensuite, convenience and privacy are well catered for.

Three reception rooms offer versatile living spaces which can easily be adapted to various needs; whether for entertaining, relaxing or for working-from-home. Plus the stylish downstairs WC/cloakroom is a bonus.

Boasting generous and well-planned living space, this property is perfect for families and those seeking room to grow.

The accommodation briefly comprises:

Ground Floor: A welcoming entrance hallway & downstairs WC with oak flooring, 3 reception rooms, sizeable modern kitchen.

First Floor: A landing leads to three double bedrooms & one single bedroom/office. The substantial principal bedroom has an en-suite shower room, plus there is a separate, contemporary family bathroom.

The property benefits from double glazing and gas central heating throughout. Roof is fitted with 16 solar panels

Externally, there is a driveway to the front providing off-street parking and there is also adequate additional street parking should it be required.

There are two lawned areas to the front, whilst the rear enjoys a fully enclosed garden featuring a large lawn, mature trees and a split level decking area—ideal for relaxing or entertaining.

Kippax is a well connected village in Leeds, West Yorkshire, offering a range of local amenities and services. Kippax also benefits from good transport links to the wider Leeds area and beyond, making it a practical area for commuters.

Good educational institutions, shopping and recreational facilities, are within easy reach, contributing to the area's appeal to both families and individuals alike.

Overall this semi-detached house on Sandgate Drive provides substantial living space with practical and desirable features, and a convenient location, making it a noteworthy property for those moving to the Kippax area.

Living Room *4.44m x 3.50m (14' 7" x 11' 6")*

Double glazed window, double CH radiator, coving to ceiling, access to under stairs storage cupboard, gas fire with marble hearth and wooden mantelpiece surround.

Dining Room *2.61m x 2.58m (8' 7" x 8' 6")*

Open plan to sitting room, coving, CH radiator and double glazed French style patio doors leading directly onto a split level decking area & garden.

Kitchen *5.66m x 2.62m (18' 7" x 8' 7")*

Generously proportioned kitchen with a range of contemporary base and wall units, with integrated appliances consisting of double sink with mixer tap, dishwasher, double oven, fridge-freezer and washing machine. Gas hob with electric extractor fan above. Two large, double glazed windows and a partially glazed side door, with access to the garden, CH heating radiator, spotlights to ceiling and wooden floors.

Sitting Room / Bedroom 5 *3.57m x 3.64m (11' 9" x 11' 11")*

Currently used as a 2nd sitting room but would be suitable for a downstairs bedroom or office. CH radiator and large double glazed window overlooking side garden.

WC *1.82m x 1.57m (6' x 5' 2")*

Modern WC with double glazed window with privacy glass , two piece suite comprising of corner toilet and washstand with basin. Heated towel rail. Cupboard with CH boiler. This WC has potential for a shower installation, if required.

Bedroom 1 *5.58m x 3.58m (18' 4" x 11' 9")*

Bright, generously proportioned double bedroom, spotlighting and coving to ceiling, two doubled glazed windows and two CH radiators. Access to ensuite.

En-suite *1.75m x 1.63m (5' 9" x 5' 4")*

Fully tiled en-suite, white suite consisting of WC, wall mounted basin and shower cubicle. Double glazed window with privacy glass. Heated towel rail.

Bedroom 2 *3.83m x 2.56m (12' 7" x 8' 5")*

Double bedroom, with built in wardrobes, CH radiator and double glazed window.

Bedroom 3 *3.76m x 2.56m (12' 4" x 8' 5")*

Double bedroom with coving to ceiling, CH radiator and double glazed window.

Bedroom 4 *2.17m x 1.82m (7' 1" x 6')*

Single bedroom with bulk head storage and hanging space, double CH radiator & double glazed window.

Bathroom *3.84m x 1.66m (12' 7" x 5' 5")*

Spacious family bathroom with three piece white suite, comprising of a contemporary wall mounted hand basin, WC and bath with mixer shower attachment. Large separate shower cubicle. Fully tiled with two double glazed windows with privacy glass. Heated towel rail.

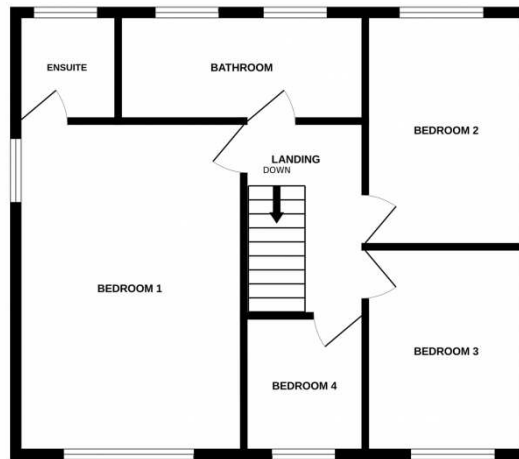
Outside

Front: two lawned areas and a drive for off street parking Rear: Large split level decking area, substantial fully enclosed garden with lawns to back and side. Borders with mature trees. Fence and gate leading to the front of the property for security and privacy. Lights to front and side doors and security light to rear.

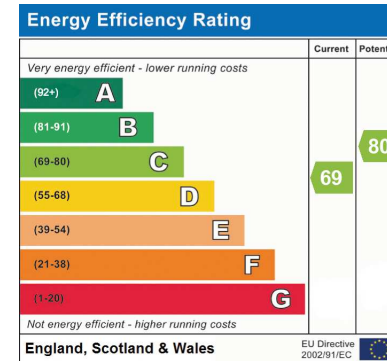
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: Sandgate Drive, Kippax

