

Mike  
**Dobson**



**156 Sandgate Drive**  
Kippax, Leeds, LS25 7QR

**Chain Free £375,000**

# 156 Sandgate Drive

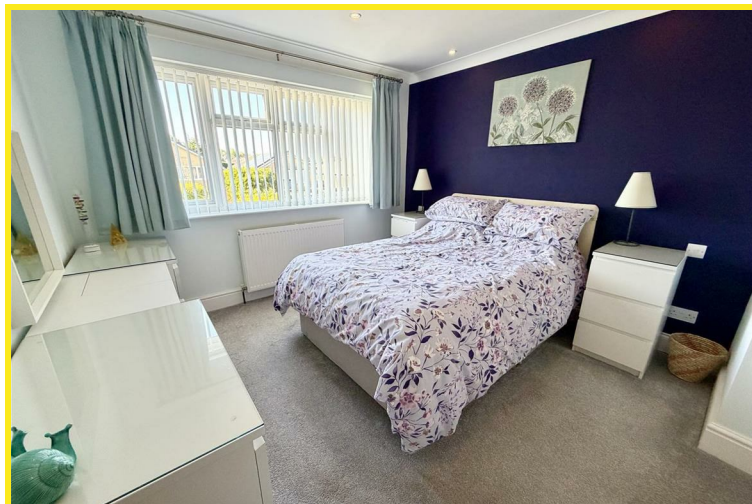
Nestled in the charming area of Kippax, Leeds, this extended four-bedroom detached bungalow on Sandgate Drive presents a wonderful opportunity for families and individuals alike. The property is conveniently located near local amenities, ensuring that everything you need is just a stone's throw away.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge and a dining area, which seamlessly opens into a well-fitted kitchen. The bungalow boasts four generously sized bedrooms, with the second bedroom featuring an en-suite for added convenience. Additionally, there is a washroom attached to the third bedroom and a stylish family bathroom equipped with a modern four-piece suite.

The property benefits from PVCu double glazed windows and doors throughout, ensuring warmth and energy efficiency, complemented by gas-fired central heating powered by a reliable Worcester Bosch combination boiler. The kitchen is complete with a built-in dishwasher and a gas range, perfect for culinary enthusiasts.

Outside, the paved driveway offers ample parking for up to four vehicles and leads to an attached garage that is equipped with power and lighting the central heating boiler and plumbing for the a washing machine. The front garden is low maintenance, featuring a slate infill with a variety of inset shrubs, while the rear garden is a delightful retreat, fully enclosed with seating areas and a generous lawn, ideal for outdoor gatherings or relaxation.

Moreover, the property includes a self-contained unit that is fully insulated and fitted with power and light, making it an excellent space for an office, workroom, or playroom. This bungalow truly offers a blend of comfort, convenience, and versatility. We highly recommend scheduling a viewing at your earliest convenience to fully appreciate all that this property has to offer.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax Office turn left to the mini roundabout taking the second exit right onto Leeds Road. At the bottom of the hill turn right onto Gibson Lane, then your first left onto Moorgate Drive and continue to the T junction. Turn right onto Sandgate Drive and proceed along 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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