

Mike  
**Dobson**



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

**£270,000**

# 172 Sandgate Drive

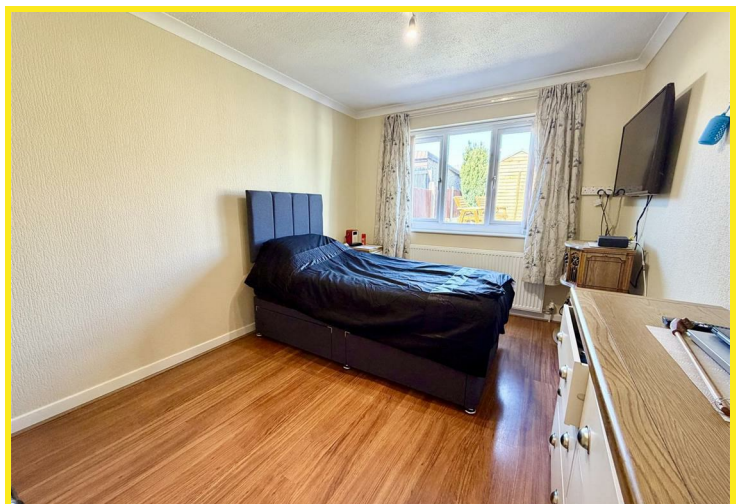
Nestled in the desirable area of Sandgate Drive, Kippax, Leeds, this charming detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for those seeking a tranquil living space. The bungalow features two inviting reception rooms, including a generous lounge that provides a warm and welcoming atmosphere for relaxation and entertaining.

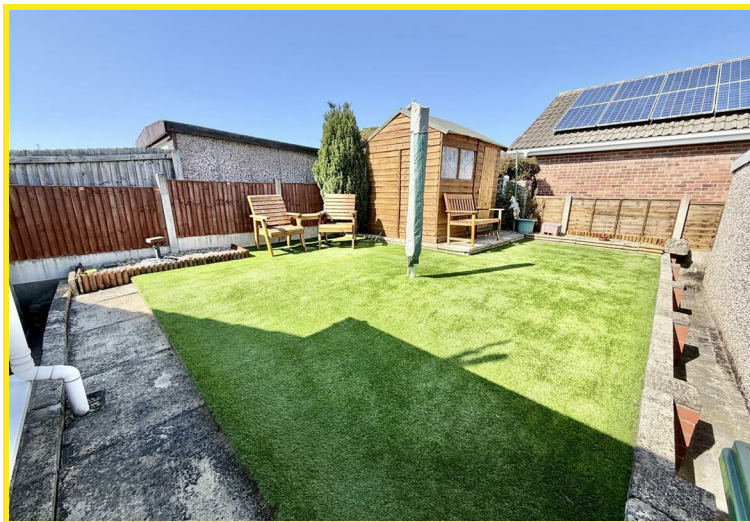
There is a well-appointed kitchen. Additionally the PVCu double glazed conservatory, complete with an insulated tiled roof, extends the living space and allows for year-round enjoyment of the garden views. The modern fitted shower room features a walk-in shower, a stylish vanity wash basin with fitted cupboards, and a low flush WC, ensuring both functionality and elegance.

This property has been thoughtfully updated, with newly installed PVCu double glazed windows and composite entrance doors in 2023, enhancing both energy efficiency and security. The gas central heating system, with a boiler conveniently located in the loft, ensures warmth throughout the colder months. The loft itself is fully boarded and accessible via a pull-down ladder, providing additional storage space. In addition there is external CCTV and a burglar alarm.

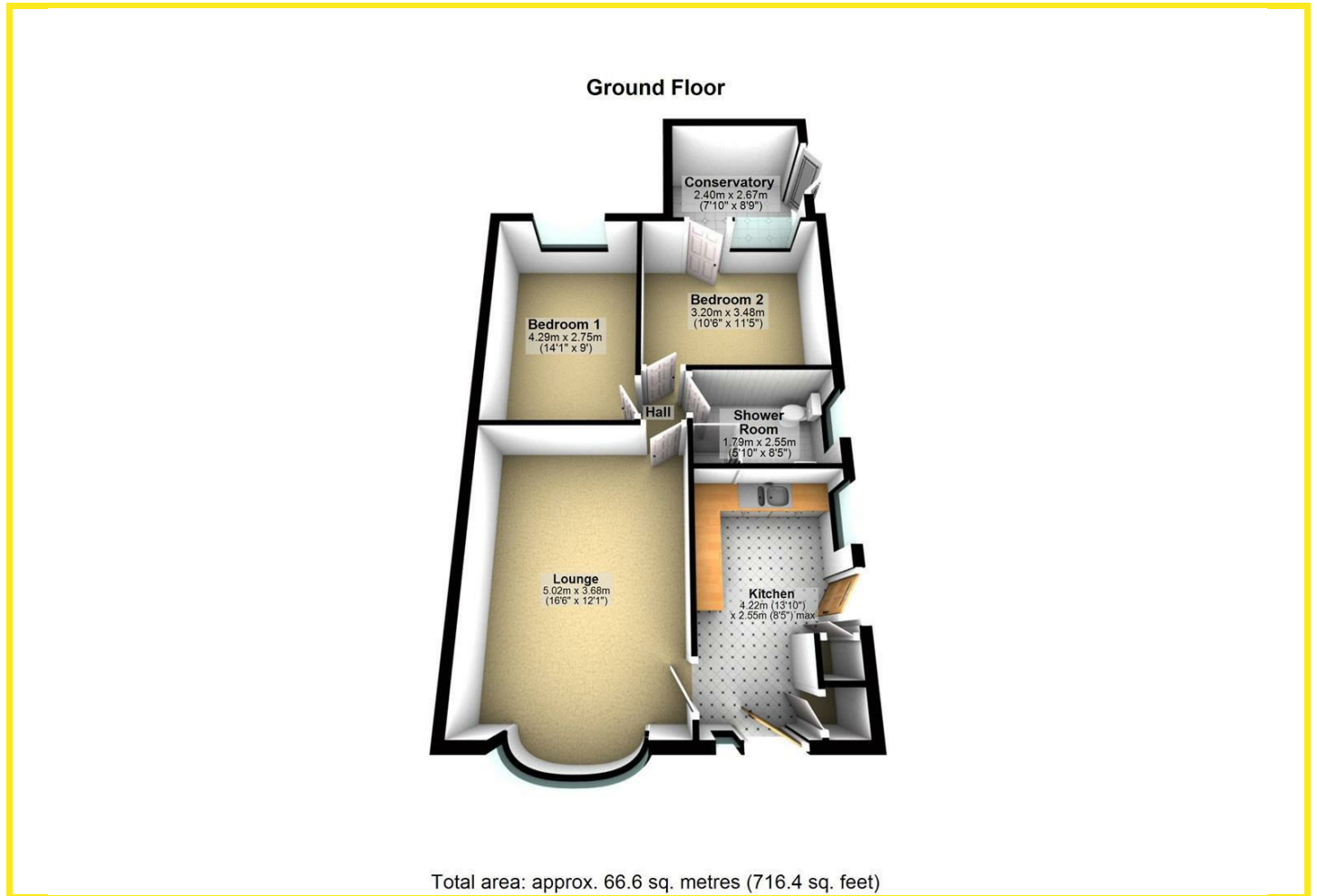
Outside, the concrete imprint driveway offers ample parking for up to four vehicles, complemented by wrought iron gates leading to a detached garage equipped with power and light. The rear garden is designed for low maintenance, featuring a paved patio area and an artificial lawn, making it an ideal space for outdoor relaxation or entertaining.

This delightful bungalow in Kippax is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community. Don't miss the opportunity to make this property your own.

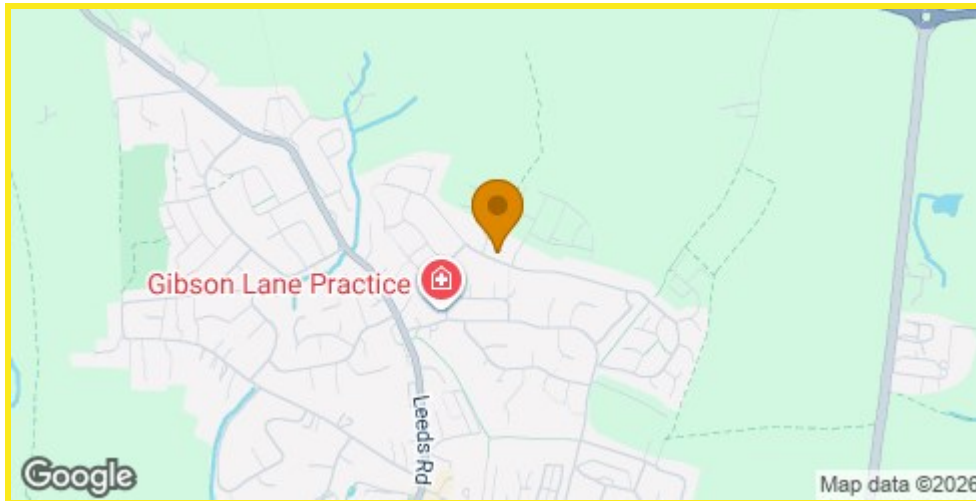




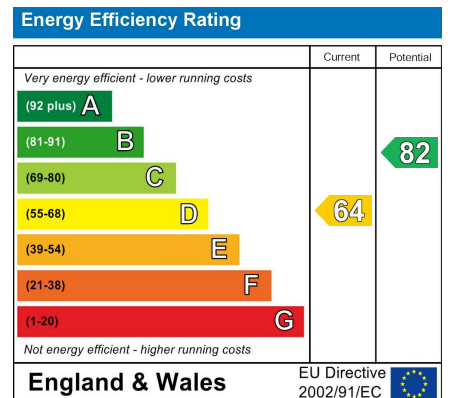
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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