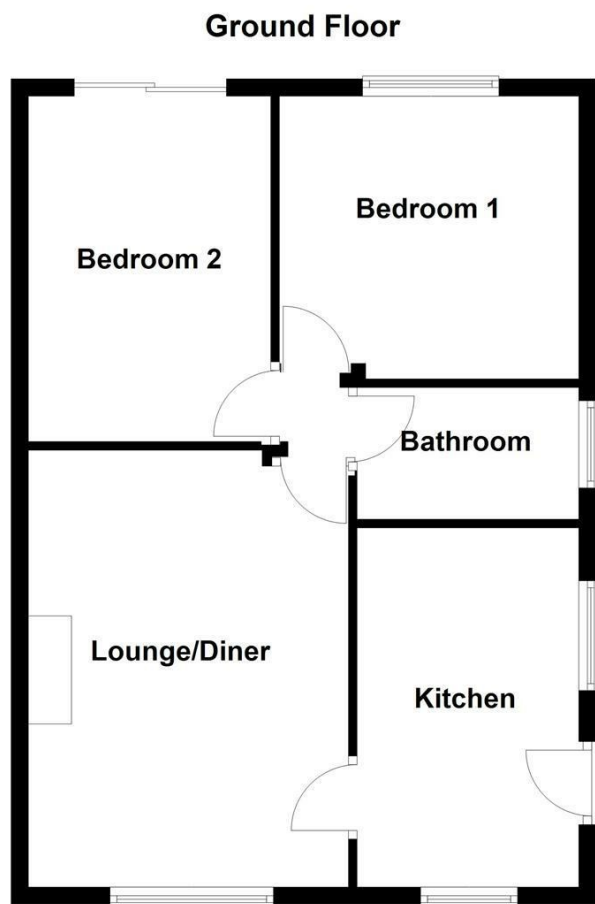


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



174 Sandgate Drive, Kippax, Leeds, LS25 7QR

For Sale Freehold Chain Free £250,000

Situated within a highly regarded residential location, this two bedroom detached true bungalow presents an exciting opportunity for those looking to place their own stamp on a property. Whilst requiring a degree of modernisation, it offers fantastic potential, featuring two well proportioned double bedrooms, ample reception space and a generous plot with front and rear gardens, together with off road parking for several vehicles.

The accommodation briefly comprises of a kitchen leading into a spacious lounge/diner, which in turn provides access to an inner hallway. From here, there is access to two bedrooms with bedroom two offering direct access to the rear garden, as well as the bathroom and loft access. Externally, the property boasts a planted front garden with mature shrubs and flowers, together with a concrete driveway providing ample parking and leading to a single detached garage. To the rear, the tiered garden incorporates pebbled and planted features, a paved patio area ideal for outdoor dining and entertaining, fully enclosed by timber fencing.

Kippax is an excellent location for a wide range of buyers, particularly those looking to downsize or seeking single level living, with a variety of shops and schools within walking distance. The village benefits from an excellent bus network with routes to neighbouring towns and cities including Castleford, Garforth, and Leeds. Garforth train station is just a short distance away, offering direct links to York and Leeds, while the M1 motorway is also easily accessible for those commuting further afield.

This property offers fantastic potential and must be viewed internally to be fully appreciated. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

KITCHEN

8'6" x 11'7" (2.6m x 3.54m)

Fitted with a range of wall and base units with laminate work surface over, composite sink and drainer with mixer tap, integrated double oven, space and plumbing for a washing machine and space for a fridge freezer. Aluminium frosted double glazed door provides access with two aluminium double glazed windows to the front and one to the side. Central heating radiator and door through to the lounge diner.



LOUNGE/DINER

16'7" x 12'1" (max) x 9'2" (min) (5.07m x 3.7m (max) x 2.8m (min))

Aluminium double glazed window to the front, central heating radiator, dado rail, door through to a further hallway and a gas fireplace with tiled hearth, brick surround, and wooden mantle.



BEDROOM ONE

11'7" x 10'8" (max) x 10'2" (min) (3.55m x 3.27m (max) x 3.1m (min))

Aluminium double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM TWO

9'2" x 13'1" (2.8m x 4.0m)

Aluminium double glazed sliding doors open directly to the rear garden and central heating radiator.



BATHROOM/W.C.

5'5" x 8'7" (1.67m x 2.62m)

Loft access, aluminium frosted double glazed window to the side, central heating radiator, spotlights, low flush w.c, pedestal wash basin and panelled bath.



OUTSIDE

The front garden is mainly laid with planted beds featuring mature shrubs and flowers. A concrete driveway runs down the side of the property, providing off road parking for several vehicles leading to a single detached garage with up and over door and separate side access door. There is a tiered rear garden, designed with pebbled and planted sections and it includes a paved patio area, ideal for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.