



Sandgate Drive, Kippax Leeds LS25 7EY

welcome to

Sandgate Drive, Kippax Leeds

This EXTENDED 4/5 bedroom home offers SPACIOUS living accommodation & flexibility. Having THREE RECEPTION ROOMS, a conservatory, a utility room plus two en-suite shower rooms. The property also offers OFF STREET PARKING and well-maintained front and rear gardens. Popular village location. No chain!



Ground Floor

Lounge

17' 9" MAX x 12' 4" MAX (5.41m MAX x 3.76m MAX)

A spacious and inviting lounge featuring a charming feature fireplace as the focal point, complemented by a large bay window that fills the room with natural light. Fully carpeted throughout, this room offers a warm and comfortable setting for family relaxation or entertaining guests.

Dining Room

7' 4" MAX x 10' 5" MAX (2.24m MAX x 3.17m MAX)

The dining room provides the perfect setting for family meals and gatherings, with direct open access to the kitchen for ease of serving. French-style patio doors lead into the conservatory, creating a seamless flow of space and allowing natural light to fill the room.

Conservatory

11' 7" MAX x 10' 6" MAX (3.53m MAX x 3.20m MAX)

A bright and airy space, the conservatory features French-style patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection. Ideal as a second sitting area, playroom, or garden room, it offers a peaceful retreat with views of the outdoor space.

Kitchen

9' 2" MAX x 10' 7" MAX (2.79m MAX x 3.23m MAX)

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. A rear-facing window allows natural light to brighten the space, while spotlights add a contemporary touch. The walls are fully tiled throughout for easy maintenance, and a door provides direct access to the utility room, enhancing practicality for busy family life.

Utility Room

7' 2" MAX x 9' 2" MAX (2.18m MAX x 2.79m MAX)

A practical and functional space, the utility room includes a fitted cupboard for additional storage and a door leading directly to the rear garden.

Bedroom Five; En-Suite

7' 3" MAX x 15' 4" MAX (2.21m MAX x 4.67m MAX)

Previously a garage, this space has been thoughtfully converted into a versatile ground floor bedroom (Bedroom Five), ideal for use as a guest suite, home office, or playroom. The room is carpeted throughout and features a front-facing window for natural light. The wet room en-suite includes a walk-in shower, WC, and a wash hand basin set within an integrated storage unit.

Guest W/C

Conveniently located on the ground floor, the guest W/C features a wash hand basin and a front-facing window, providing natural light and ventilation.

First Floor

Bedroom One; En-Suite

8' 10" MAX x 9' 2" MAX (2.69m MAX x 2.79m MAX)

A spacious and comfortable principal bedroom, carpeted throughout and benefiting from fitted wardrobes that cleverly conceal access to a private en-suite. The en-suite includes a walk-in shower, WC, and a wash hand basin and a rear-facing window.

Bedroom Two

9' 8" MAX x 11' 5" MAX (2.95m MAX x 3.48m MAX)

A bright and comfortable double bedroom, carpeted throughout and featuring fitted wardrobes for convenient storage and a front-facing window.

Bedroom Three

4' 8" MAX x 7' 3" MAX (1.42m MAX x 2.21m MAX)

Bedroom three featuring fitted wardrobes and carpeted throughout for comfort. A rear-facing window provides pleasant garden views and natural light.

Bedroom Four

6' 7" MAX x 13' 8" MAX (2.01m MAX x 4.17m MAX)

A cosy and functional space, carpeted throughout and featuring a built-in storage cupboard. A front-facing window brings in natural light, making it a great option for a child's bedroom, study, or hobby room.

Bathroom

The house bathroom features a bathtub with overhead shower facilities, ideal for both quick mornings and relaxing evenings. A wash hand basin set within an integrated storage unit offers practical space-saving convenience, alongside a WC. A rear-facing window provides natural light and ventilation, completing this well-appointed family bathroom.



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welcome to

Sandgate Drive, Kippax Leeds

- Guide Price £340,000 - £350,000
- Detached Family Home
- Two En-Suites & House Bathroom
- Kitchen With Utility
- Three Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111017 - 0007

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