Mike Dobson







# 57 Sandgate Drive

Kippax, Leeds, LS25 7EX

**O.I.R.O £215,000**

# 57 Sandgate Drive

CHAIN FREE. Nestled in the popular area of Sandgate Drive, Kippax, Leeds, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. This property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are welcomed by a practical entrance porch that leads into a well-appointed fitted kitchen, perfect for culinary enthusiasts. The spacious lounge offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. This bungalow boasts two bedrooms, one currently being used an additional sitting room/occasional bedroom, the main bedrooms features a range of fitted wardrobes, providing ample storage space. The modern fitted shower room adds a touch of style to the home.

A delightful PVCu double glazed conservatory, offering a bright and airy space that opens up to the rear garden through French doors. The property benefits from PVCu double glazing throughout and is equipped with gas central heating, ensuring comfort all year round.

The exterior of the property features a concrete imprint driveway that provides off-road parking for up to three vehicles. This leads to a detached garage, complete with an electric door, power, and lighting, making it perfect for additional storage or a workshop. The front garden is designed for low maintenance, adorned with inset shrubs, while the enclosed south-facing rear garden is predominantly lawned, complemented by charming flower beds, creating a serene outdoor retreat.

This bungalow is not only a lovely home but also a practical choice in a sought-after location. With its appealing features and convenient amenities, it is sure to attract interest. Do not miss the chance to make this delightful property your own.









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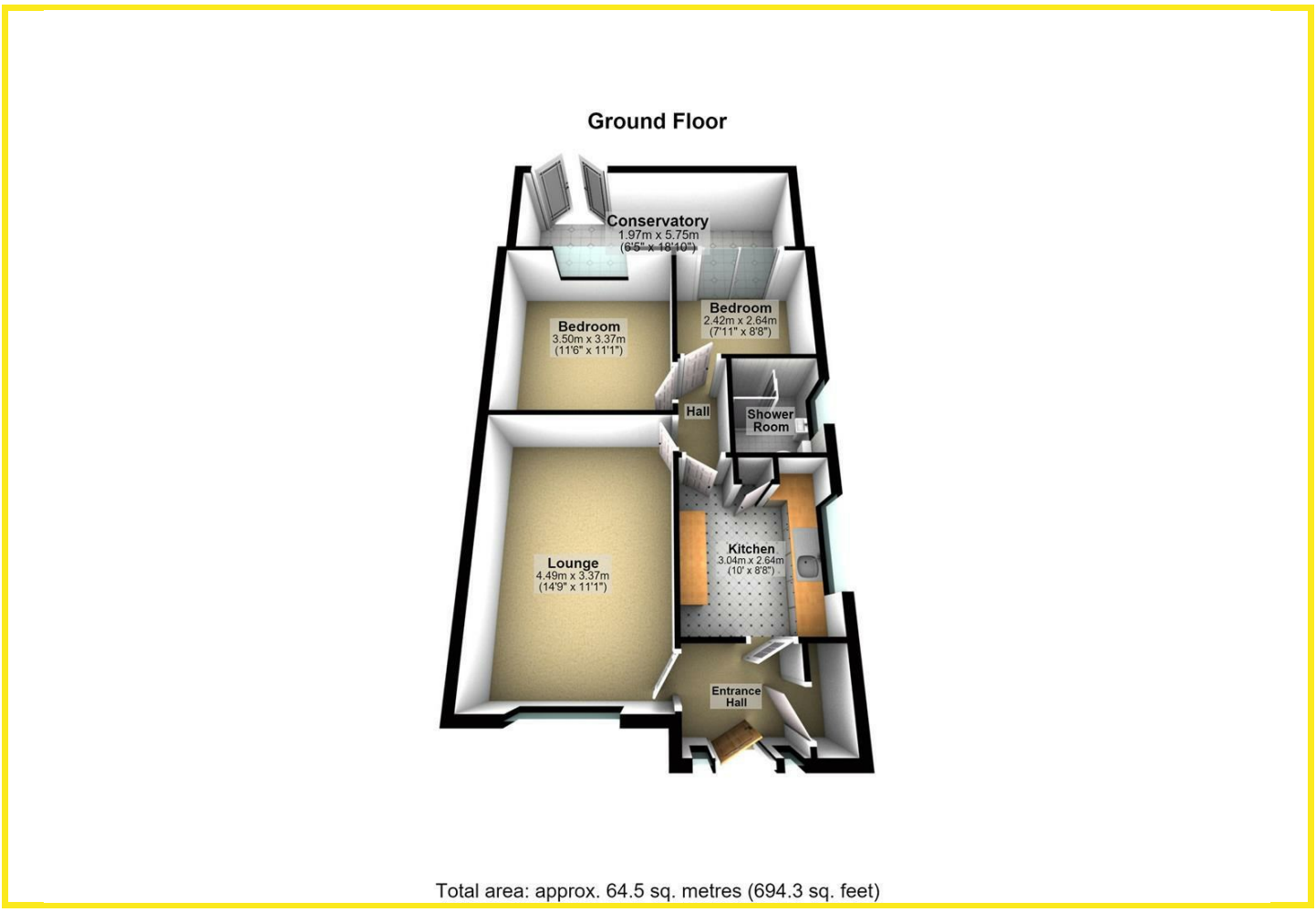




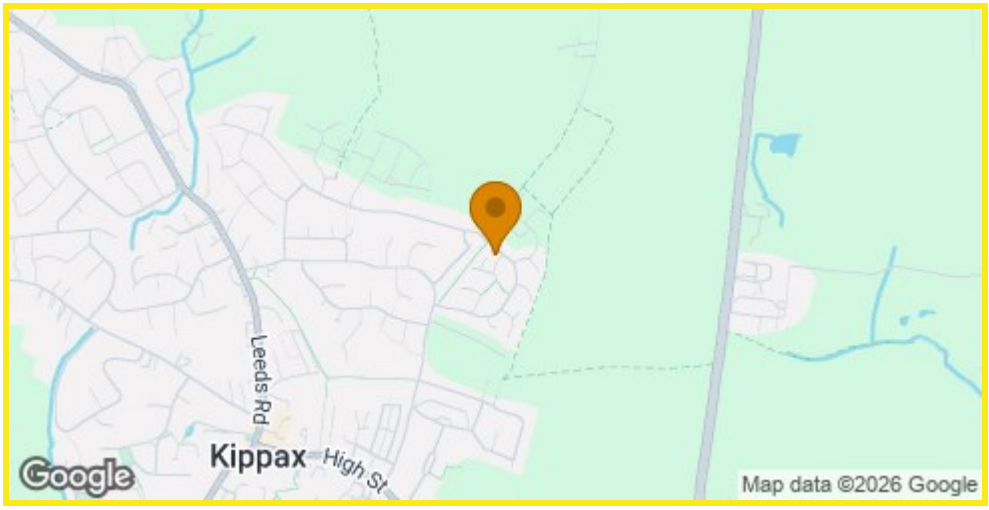




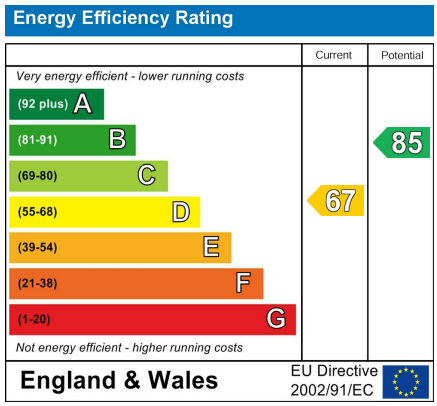
## Floor Plan




## 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 right hand side as indicated by the agents board.

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