



174 Sandgate Drive, Kippax, Leeds, West Yorkshire, LS25 7QR

Asking Price £240,000

Manning Stainton

HELPING PEOPLE MOVE



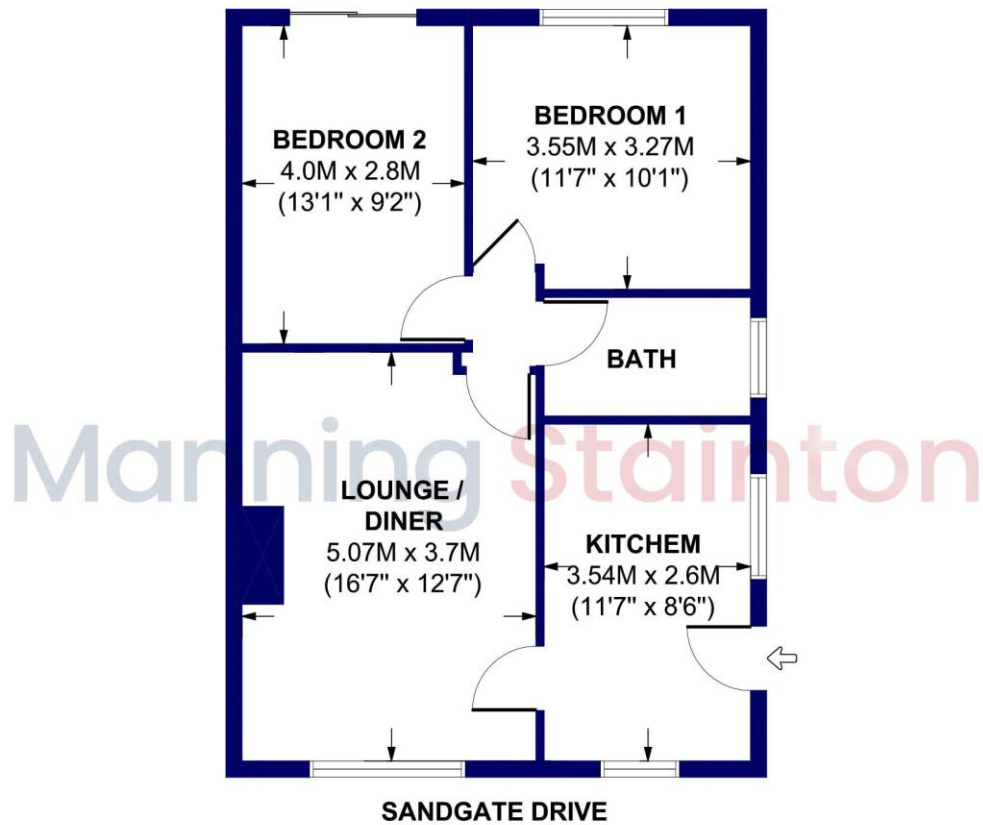
Offered for sale is this two bedroom detached bungalow situated on the highly sought after Sandgate Drive. In need of modernisation, this is sure to make a great property for someone to put their own stamp on.

The internal accommodation briefly comprises ; a kitchen fitted with a range of wall and base units as well as a built in oven, a spacious living diner, a central hall, two well proportioned double bedrooms and a house bathroom fitted with a three piece suite comprising a bath with overhead shower, WC and hand wash basin.

Externally to the front of the property is a front garden with a driveway leading down the side to a single detached garage providing off street parking for multiple cars. To the rear is a private and low maintenance garden.

Call our Garforth office today to arrange an internal viewing.





APPROX. GROSS INTERNAL FLOOR AREA 613 SQ FT / 57 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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Tenure:

Freehold

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. *Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:

C

Viewing:

By appointment only through our Garforth branch.

AML Onboarding:

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

