



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



This is an opportunity not to be missed! a fantastic two bedroom mid terrace home available for sale located on Ledston Luck Cottages in Kippax. Offering excellent garden space, this fine home comprises in brief: ground floor: kitchen and a lounge. First floor: two bedrooms and a wet room. Benefits from double glazing and gas central heating. Externally, the property has a low maintenance garden to the front. To the rear, is a larger than average, low maintenance garden with patio and artificial turfed areas. Call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange a viewing.

Kitchen Diner 14' 10" x 14' 1" (4.52m x 4.29m)

Having a range of units to high and low level with oak fascia doors, roll edge work surfaces incorporating one and a half bowl sink with mixer tap, four ring ceramic hob with extractor hood over, built in electric oven, plumbed for washing machine, space for fridge freezer, being tiled to the work surfaces, tiled floor, central heating radiator, down lights to ceiling, PVCu double glazed window, door to inner lobby, doorway to understairs storage area. Positioned to the front.

Lounge 14' 11" x 10' 9" (4.55m x 3.28m)

Having wall mounted plasma style electric fire, central heating radiator, laminate floor, coving to ceiling, two wall light points, PVCu double glazed single sliding patio door leading to rear garden, t.v point. Positioned to the rear.

Bedroom 1 14' 11" x 10' 10" (4.55m x 3.30m)

PVCu double glazed window, central heating radiator, coving to ceiling. Positioned to the rear.

Bedroom 2 16' 11" x 7' 1" (5.16m x 2.16m)

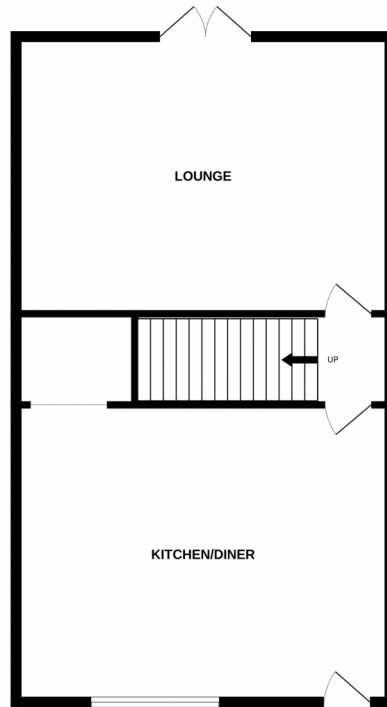
Having a full range of fitted wardrobes with inset vanity, PVCu double window, central heating radiator. Positioned to the front.

Wet Room 11' 1" x 7' 3" (3.38m x 2.21m)

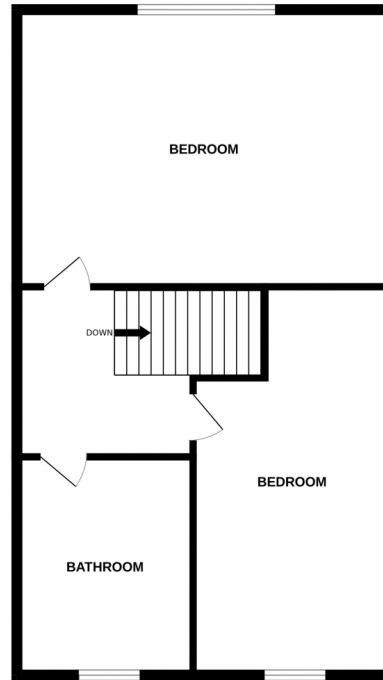
Wet room with electric shower and shower curtain. Wash hand basin. WC. Central heating radiator. Double glazed window. Tiled walls. Coving to ceiling.

Asking Price £170,000
Ledston Luck Cottages, Kippax

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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