



 **4**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



A fantastic four bedroom detached home tucked away in the corner of this much sought after location of Kippax. Offering spacious rooms throughout, this fine property offers excellent internal living space and comprises in brief: entrance hallway, kitchen, conservatory, lounge and a dining room. First floor: - landing, four bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a driveway that allows off road parking for several vehicles which leads to a detached garage. To the rear, is a private and well maintained garden, with lawn and decking areas. This is a property that must be viewed! call Tudor Sales & Letting on 0113 282 3056 for more information or to arrange a viewing.

Kitchen

Fitted kitchen with a range of wall and base units and integrated appliances comprising of oven with hob over, sink with mixer tap conveniently situated under the large double glazed window to the rear garden. Space for dishwasher, tiled splashback and flooring. Centrally heated radiator.

Living room 24' 4" x 10' 7" (7.42m x 3.23m)

Dual aspect living room with lovely double glazed bay window to front, feature fireplace with mantelpiece surround. Coving to ceiling, double glazed french style patio doors to decking area. Centrally heated radiator.

Dining room 15' 2" x 7' 3" (4.62m x 2.21m)

Generously proportioned dining room with two double glazed windows, coving to ceiling, wood flooring and centrally heated radiator.

Conservatory 12' 7" x 11' 7" (3.84m x 3.53m)

Great conservatory in immaculate condition with tiled flooring and electric radiator and double glazed French style patio doors to the garden.

WC

The smallest room! is conveniently situated off the hallway with low flush WC and hand basin.

Bedroom 1 12' 8" x 10' 7" (3.86m x 3.23m)

Double bedroom with built in wardrobe and storage over. Double glazed window and centrally heated radiator.

Bedroom 2 10' 8" x 10' 7" (3.25m x 3.23m)

Double bedroom with built in wardrobe and storage over. Double glazed window and centrally heated radiator.

Bedroom 3 10' 6" x 7' 8" (3.20m x 2.34m)

Double bedroom with built in wardrobe and storage over. Double glazed window and centrally heated radiator.

Potential En-suite 7' 9" x 5' 6" (2.36m x 1.68m)

Situated off bedroom3 and next to the bathroom is a room currently used for storage but would be suitable to install an en-suite bathroom if required.

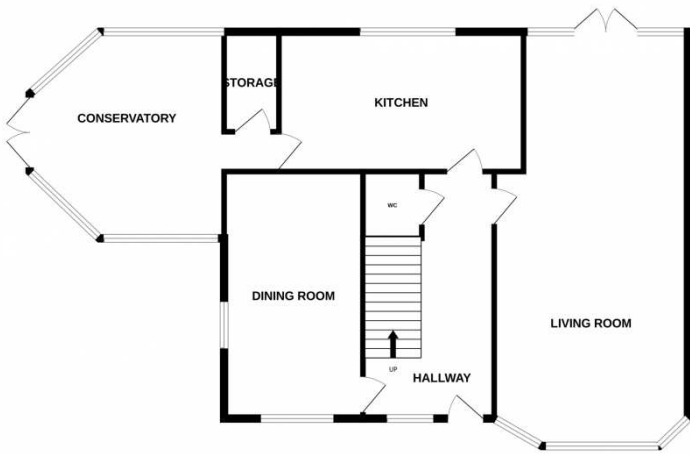
Bathroom 8' 6" x 7' 9" (2.59m x 2.36m)

Modern bathroom with white three piece suite comprising of shower tray with glass surround and shower unit, hand basin with useful base unit for storage and low flush WC. Tiled to the floor and partially tiled to walls. Heated towel rail and storage cupboard.

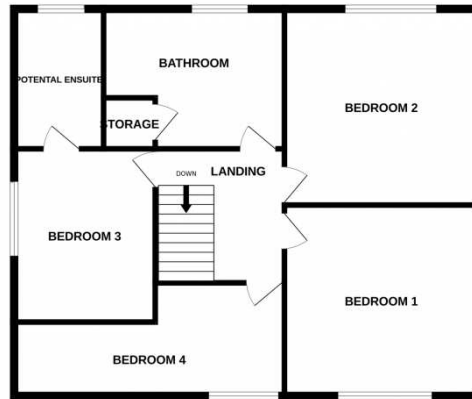
Externally

The front drive is block paved and leads to a modern detached garage with power, side door and window. Rear garden contains mature plants and apple trees. Decking area, patio area and additional secondary garden.

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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