



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are delighted to bring to the market for sale this beautiful stone built cottage packed full of character dating back from the mid-1700s, with good access to the local village of Kippax and all its amenities it has to offer and access to excellent arterial transport links. The property has been modernised to now offer stylish modern living with original features and comprises in brief of entrance hall, lounge, kitchen, two bedroom and house bathroom. To the exterior of the property is off street parking and enclosed rear garden with decking and raised area leading to gravelled utility space with hard standing, access for wheelie bins and storage shed. This sympathetic renovation includes new uPVC windows throughout, new boiler and composite front door.

Period Properties such as this do not come up often so book your viewing early to avoid disappointment!

Kitchen Diner 15' 2" x 11' 4" (4.62m x 3.45m)

Fitted kitchen with a range of wall and base units with tiled splashback and integrated appliances including sink with mixer tap and space for washing machine which is included in the sale. Oven with hob over and space for washing machine. Period stone flooring. Original fireplace with wood burner and radiator and under stairs cupboard. Centrally heated radiator and double glazed windows

lounge 12' 2" x 11' 0" (3.71m x 3.35m)

Lovely large open living room with feature tri-folding patio doors to rear garden. Double glazed window to side of property

Bedroom 1 12' 1" x 10' 9" (3.68m x 3.28m)

Large double bedroom with two double glazed windows and centrally heated radiator

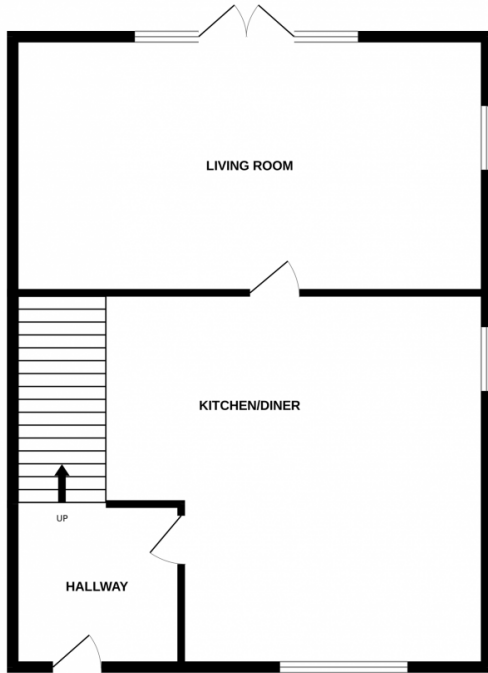
Bedroom 2 15' 2" x 8' 5" (4.62m x 2.57m)

Large double bedroom with double glazed windows and centrally heated radiator

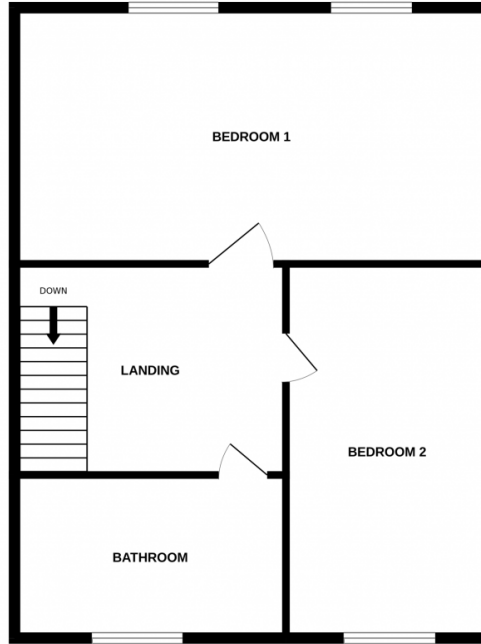
Bathroom 6' 5" x 5' 4" (1.96m x 1.63m)

Fitted bathroom with white three piece bathroom suite comprising of sink, low flush WC and bath with glass shower screen. Tiled and mirrored with centrally heated towel rail and double glazed window with privacy glass

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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