



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are pleased to present for sale this well presented two bedroom terrace situated on New Street Kippax

The property comprises of in brief: to the ground floor, Kitchen and Living room. To the first floor: two double bedrooms and a bathroom. Externally there is a nicely presented low maintenance garden.

This would be an ideal first home or investment opportunity with a high level of rental demand in the area

The property is situated close to local amenities and Kippax High Street. Excellent location for commuting with regular bus routes to Leeds City Centre.

Call Tudor Sales and lettings today to arrange a viewing.

Living Room 17' 6" x 13' 3" (5.33m x 4.04m)

Living room with wooden flooring and double glazed window and composite door. Centrally heated radiator, spotlighting to ceiling,

Kitchen 11' 3" x 7' 7" (3.43m x 2.31m)

Modern fitted kitchen with a range of wall and base units and integrated appliances including cooker with hob over, sink with mixer tap. tiled splashback, spotlighting to ceiling door to rear garden and double glazed window.

Bedroom 1 13' 4" x 9' 9" (4.06m x 2.97m)

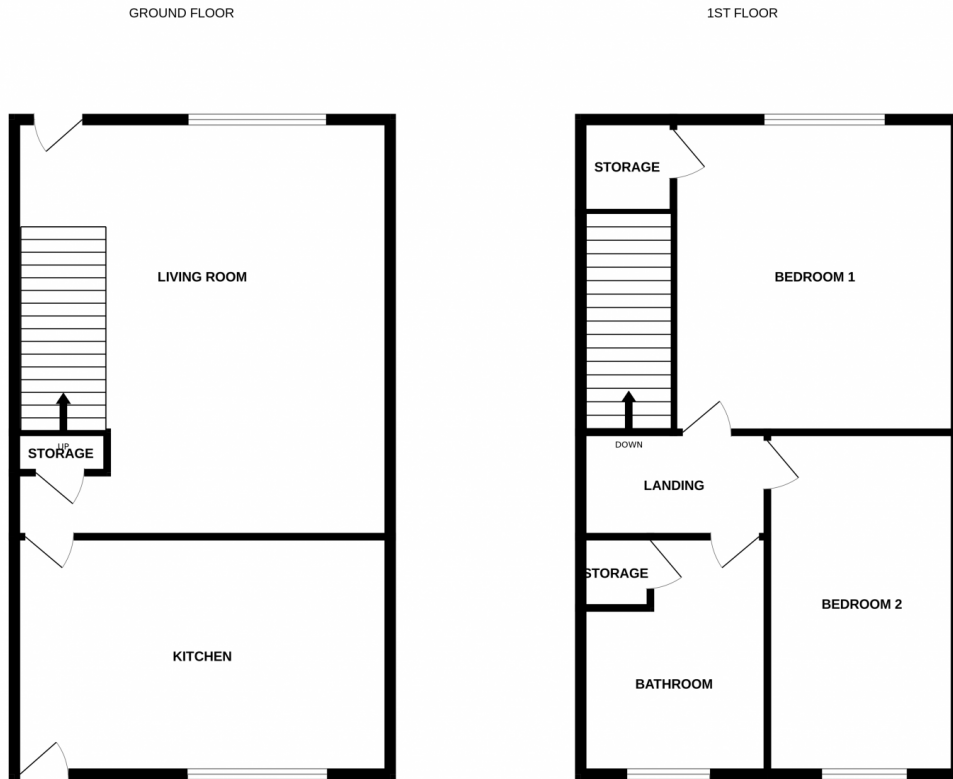
Double bedroom with built in wardrobe, coving to ceiling and double glazed window. Centrally heated radiator

Bedroom 2 11' 3" x 6' 5" (3.43m x 1.96m)

Single bedroom with double glazed window and centrally heated radiator

Bathroom 8' 8" x 5' 9" (2.64m x 1.75m)

Modern tiled bathroom with white three piece suite comprising of bath with shower over and curtained rail. Hand basin and low flush WC. Double glazed window and centrally heated towel rail



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: New Street, Kippax

