



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



We are delighted to bring to the market this two bedroom semi detached home located on Green Avenue in this sought after location of Kippax. With modern kitchen, the property comprises in brief: - ground floor: - entrance hallway, kitchen, dining area and a lounge. First floor: - landing, two double bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a garden to the front To the rear is a low maintenance garden, with sunroom and garage. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

**Living Room** 14' 2" x 9' 3" (4.32m x 2.82m)

With feature fireplace. log burning stove and wooden mantelpiece. Double glazed bay window and centrally heated radiator.

**Kitchen** 12' 2" x 7' 5" (3.71m x 2.26m)

Modern Kitchen with a range of wall and base units and integrated appliances including oven with hob and extractor fan over. wooden worksurface with tiled splashback. Double glazed window.

**Dining Room** 13' 5" x 6' 8" (4.09m x 2.03m)

Large extended dining room with Double glazed sliding doors to garden and double glazed window. Centrally heated radiator.

**Bedroom 1** 14' 0" x 9' 1" (4.27m x 2.77m)

Large Double bedroom with coving to ceiling, double glazed window and centrally heated radiator.

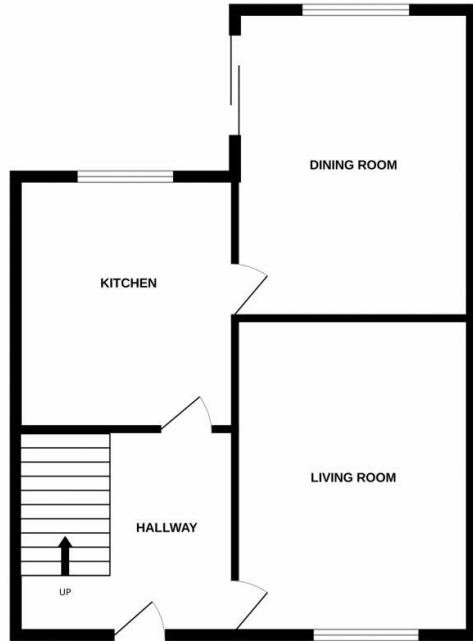
**Bedroom 2** 11' 3" x 10' 5" (3.43m x 3.17m)

Large Double bedroom with coving to ceiling, double glazed window and centrally heated radiator.

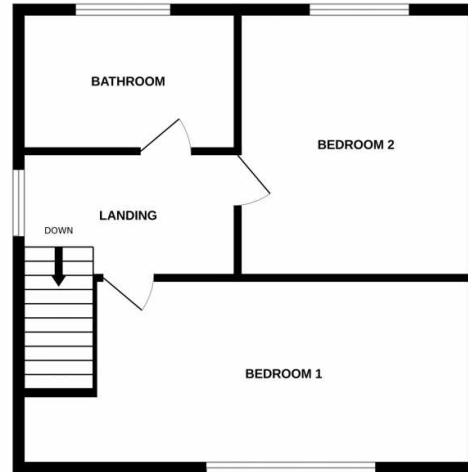
**Bathroom** 6' 4" x 5' 4" (1.93m x 1.63m)


Fully tiled bathroom with white three piece suite comprising of bath, hand basin and low flush WC. Double glazed window with privacy glass.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

Address: Green Avenue, Kippax



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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