



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Brought to the market for sale is this spacious, four bedroom detached home, located on Hollins Beck Close in Kippax. Sit on this extensive corner plot, the property has excellent space both internally and externally. Comprises in brief: - ground floor: - entrance hallway, lounge, dining area, kitchen, a large conservatory, downstairs toilet and access to the garage. First floor: - landing giving access to bedroom 1 with an en-suite, three further bedrooms and a family bathroom. Benefits from double glazing and gas central heating. Externally, there is a block paved driveway, giving access for several vehicles. Also to the front, there is an electric car charger. To the rear you have an expansive garden, mainly laid with lawn, but also has a private decking area and addition of a garden shed, perfect for storage. Hollins Beck Close is within easy reach of Brigshaw High School, making this the ideal base for the growing family. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Kitchen 8' 76" x 14' 96" (4.37m x 6.71m)

Fitted with a range of wall and base units. Oak worksurfaces. Sink and tap. Integrated double oven, hob and an extractor hood over. Other integrated appliances include a microwave, fridge freezer and a dishwasher. Tiled flooring.

Lounge 18' 59" x 11' 33" (6.99m x 4.19m)

Feature fireplace. Wall lights. Laminated flooring. Coving to ceiling. Double glazed bay window. Central heating radiator.

Dining Area 8' 75" x 8' 57" (4.34m x 3.89m)

Vertical radiator. Laminated flooring. Coving to ceiling.

WC 2' 98" x 5' 27" (3.10m x 2.21m)

Part tiled walls and tiled flooring. Central heating radiator. WC and vanity unit. Double glazed window.

Garage 16' 51" x 8' 24" (6.17m x 3.05m)

With power and lighting. Up and over door.

Conservatory 12' 02" x 24' 09" (3.71m x 7.54m)

A large conservatory. Laminated flooring. Feature wall lights. Double glazed window. Double doors open to the rear garden.

Bedroom 1 9' 79" x 12' 44" (4.75m x 4.78m)

Fitted wardrobes. Two double glazed windows. Central heating radiator. Door leads to en-suite.

En-suite 3' 54" x 8' 29" (2.29m x 3.17m)

Tiled shower cubicle. WC. Vanity unit. Tiled flooring and walls. Heated towel rail. Double glazed window.

Bedroom 2 9' 34" x 8' 22" (3.61m x 3.00m)

Fitted wardrobe. Central heating radiator and a double glazed window.

Bedroom 3 10' 81" x 8' 43" (5.11m x 3.53m)

Fitted wardrobe. Central heating radiator and a double glazed window.

Bedroom 4 6' 20" x 8' 32" (2.34m x 3.25m)

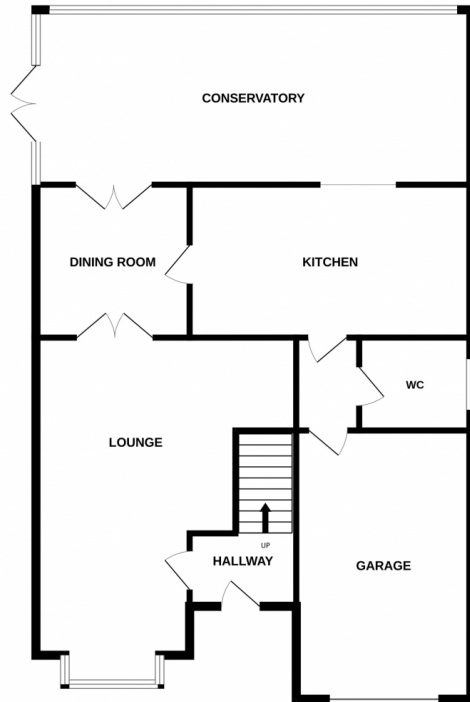
Fitted wardrobe. Central heating radiator and a double glazed window.

Bathroom 5' 92" x 6' 54" (3.86m x 3.20m)

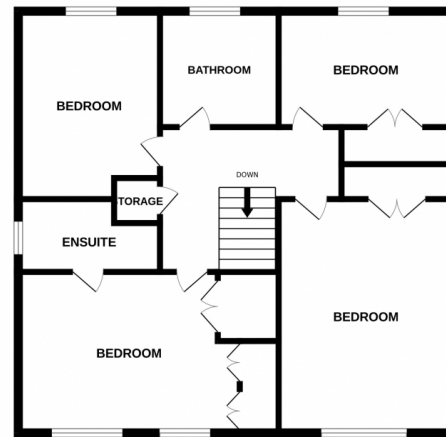
A luxurious bathroom comprising of: - bath, wash hand basin and wc. Tiled flooring and walls. Heated towel rail. Double glazed window.

Offers in the region of £430,000
Hollins Beck Close, 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.
Made with Metropix ©2024

