



 2
Bedrooms

 1
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are pleased to present for sale this semi detached two bedroom bungalow on the popular Kennerleigh estate.

The accomodation briefly comprises of, Living room, kitchen, shower room and two double bedrooms. Externally there is an enclosed rear garden and garage.

This property is in need of some cosmetic updating and is priced accordingly.

Having easy access to Crossgates shopping centre and major arterial routes as well as Crossgates train station. it is sure to be popular so book your viewing today!

Living room 17' 4" x 11' 1" (5.28m x 3.38m)

Generously proportioned living room with feature bay window. Coving to ceiling, double glazed window and centrally heated radiator

Kitchen 14' 6" x 8' 5" (4.42m x 2.57m)

Fitted kitchen with a range of wall and base units, integrated sink with mixer tap and wine rack. Double glazed window to rear, space for appliances and tiled splashback

Bedroom 1 14' 0" x 11' 1" (4.27m x 3.38m)

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

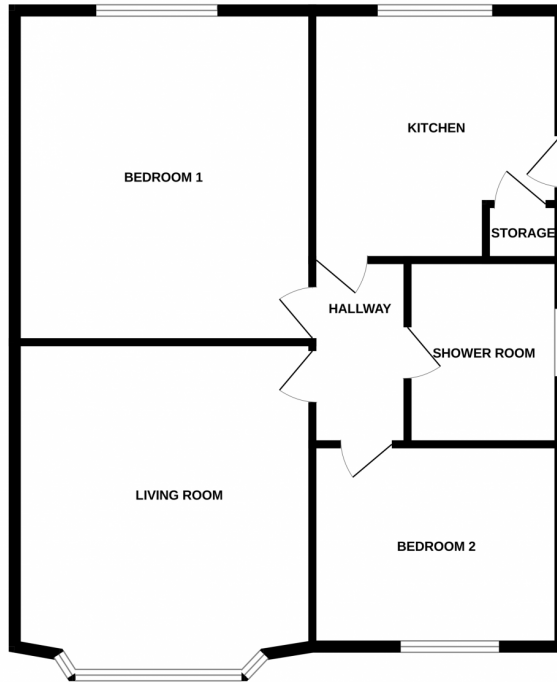
Bedroom 2 8' 6" x 8' 6" (2.59m x 2.59m)

Bedroom with double glazed window and centrally heated radiator


Bathroom 8' 3" x 5' 5" (2.51m x 1.65m)

Fitted bathroom with low flush WC, hand basin and shower cubicle. fully tiled to shower area, partial tiling to rest. Double glazed window

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropac 02024.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Kennerleigh Walk, Whitkirk

