



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Tudor Sales and Lettings are proud to present for sale this "Wow factor" extended three bedroom house located in the popular town of Kippax.

The accommodation comprises of in brief:

To the Ground floor: Porch, hallway, Living room, Kitchen and Conservatory extension.

To the First floor: Two double bedrooms, bath room and study

To the Second floor: Double bedroom and en-suite

Externally: Large garage and garden to rear. Ample off-street parking to front.

Kippax is a popular area with excellent transport links to major towns and easy access to Garforth train stations.

Book a viewing today!

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Living Room 16' 6" x 11' 9" (5.03m x 3.58m)

Large living room with coving to ceiling, feature fireplace with mantelpiece surround, double glazed window and centrally heated radiator.

Kitchen 17' 7" x 8' 5" (5.36m x 2.57m)

Modern fitted kitchen with a range of wall and base units and integrated appliances comprising of oven with hob and extractor fan over, Sink with mixer tap and space for dishwasher if required. Tiled splashback, laminate wooden flooring, coving to ceiling, double glazed window and double doors to conservatory

Conservatory 16' 6" x 10' 4" (5.03m x 3.15m)

Large enough to fit in a family sized dining table and sofa area this conservatory has heating, a roof with Velux style window and double glazed French style patio doors to garden.

Bedroom 1 17' 1" x 9' 6" (5.21m x 2.90m)

Situated on the top floor is this double bedroom with spotlighting to ceiling, double glazed window and Velux style roof window. Centrally heated radiator.

en-suite 6' 5" x 5' 5" (1.96m x 1.65m)

New en-suite bathroom with white three piece suite comprising of hand basin with storage unit under. Walk-in shower with glass screen and shower unit, and low flush WC. Tiling to shower area and double glazed window.

Bedroom 2 12' 0" x 11' 3" (3.66m x 3.43m)

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

Bedroom 3 10' 7" x 9' 9" (3.23m x 2.97m)

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

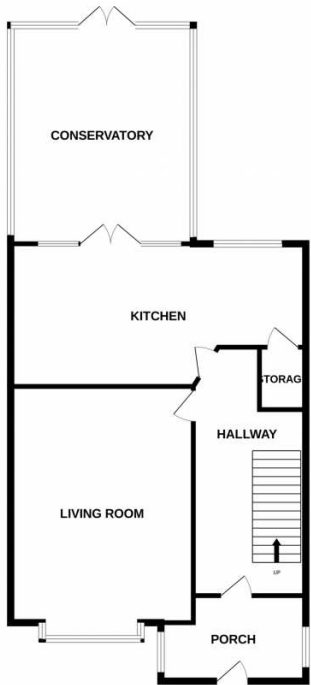
Bathroom 6' 5" x 5' 3" (1.96m x 1.60m)

Modern bathroom with white three piece bathroom suite comprising of bath, hand basin with storage unit under and WC. Tiled splashback to hand basin and bath area. Double glazed window and centrally heated towel rail.

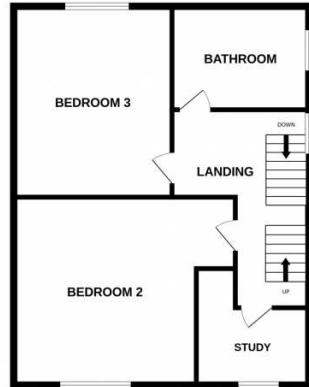
Study 7' 6" x 4' 2" (2.29m x 1.27m)

Currently used as a laundry this multi-purpose room could be used for an number of purposes, nursery, study, gaming room etc. Double glazed window and centrally heated radiator

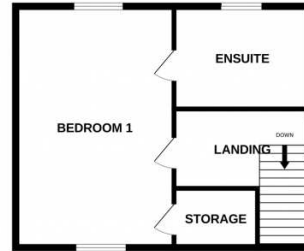
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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: Kippax, LS25



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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