



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



**To be sold with no onward chain is this two bedroom end townhouse in Kippax. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!**

Brought to the market for sale is this immaculate two bedroom end townhouse located on Apple Tree Walk in Kippax. With modern kitchen and bathroom the property comprises in brief: - ground floor: - entrance hallway, lounge and kitchen. First floor: - two bedrooms and a bathroom. Benefits from double glazing, burglar alarm and gas central heating. Externally there is a driveway to the front. To the rear is a fully enclosed lawned garden. The property is located within easy reach of local amenities. Call our office today for more information or to arrange a viewing!

#### **Kitchen**

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob, extractor hood over and splashbacks. Plumbing for a washing machine. Integrated fridge / freezer. Double glazed window. Door opens to the rear garden.

#### **Lounge**

Central heating radiator. Double glazed window. Under stairs storage cupboard.

#### **Bedroom 1**

Double glazed window. Central heating radiator. Storage cupboard

#### **Bedroom 2**

Double glazed window and a central heating radiator.

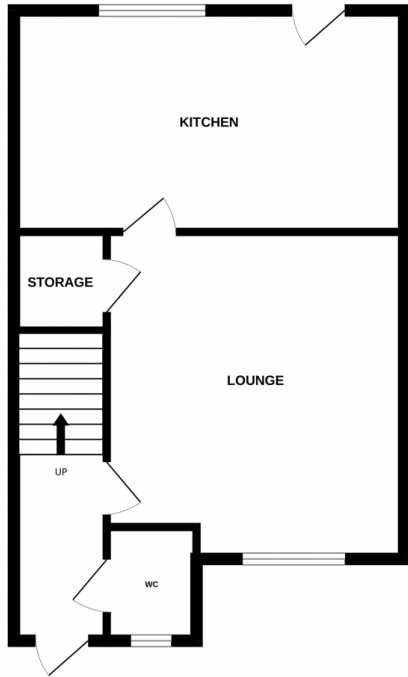
#### **Bathroom**

Modern bathroom with a three piece suite. Bath with shower over. Wash hand basin. WC. Chrome heated towel rail. Part tiled walls. Double glazed window.

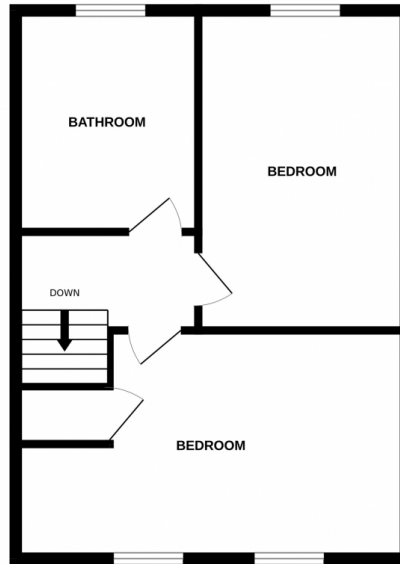
#### **WC**

Wash hand basin. WC. Double glazed window.

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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		67	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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Address: Apple Tree Walk, Kippax

