



 4
Bedrooms

 4
Bathrooms



A stunning four bedroom detached home located on Pease Fold in Kippax. This fine home offers excellent living space throughout and comprises in brief: ground floor: entrance hallway, kitchen, living room, garden room, wet room, two bedrooms and a bathroom. First floor: landing, two further double bedrooms both with en-suites. Benefits from double glazing and gas central heating. To the front is a garage and block paved driveway which provides off road parking for several vehicles. To the rear is a well tended and mature garden with well stocked borders.

Pease Fold is situated with easy access to the motorway network with the A1, M1 and the M62 all just a couple of minutes' drive away, offering very easy access to the wider region. The local neighbourhood benefits from a range of amenities including a good range of local pubs and restaurants, supermarkets, local shops and schools including; Kippax North Primary School, Lady Elizabeth Hastings C of E Primary School and The Garforth Academy. Call Tudor Sales & Lettings today for more information or to arrange a viewing!

Living Room 20' 8" x 11' 10" (6.30m x 3.61m)

Large living room with double glazed window, double doors to garden room. Feature fireplace with mantelpiece surround, spotlighting to ceiling, Wooden flooring and centrally heated radiator

Kitchen 20' 3" x 9' 5" (6.17m x 2.87m)

Modern fitted kitchen with wooden flooring, a range of wall and base units, tiled splashback. Range of fitted appliances comprising of sink with mixer tap, double oven and hob with extractor fan over.

Garden Room 19' 5" x 10' 4" (5.92m x 3.15m)

Garden room with wooden flooring, Velux style windows to ceiling, double glazed windows and French style patio doors to garden. Centrally heated radiator and spotlighting to ceiling.

Bedroom 1 13' 3" x 11' 4" (4.04m x 3.45m)

Double bedroom with wooden flooring, double glazed window and centrally heated radiator

En-suite

Fully tiled fitted bathroom with white three piece suite comprising of bath, sink and WC.

Bedroom 2 10' 4" x 9' 4" (3.15m x 2.84m)

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

Wet Room

Wet room with two piece white bathroom suite comprising of sink with mixer tap and low flush WC. Fully tiled with double glazed window with privacy glass and centrally heated towel rail.

Bedroom 3 27' 1" x 13' 6" (8.25m x 4.11m)

Double bedroom with double glazed window and centrally heated radiator

En-suite

Bathroom with white three piece suite comprising of bath with shower over and screen, WC and sink with mixer tap

Bedroom 4 11' 10" x 10' 1" (3.61m x 3.07m)

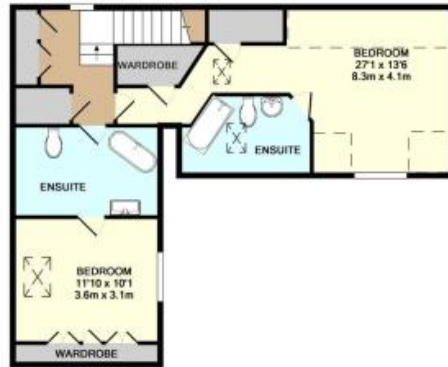
Double bedroom with built in wardrobe, Velux style window to ceiling,

En-suite

en-suite bathroom with white three piece bathroom suite comprising of bath with mixer tap and shower attachment, WC and sink with mixer tap. Tiling to bath area



GROUND FLOOR
APPROX. FLOOR
AREA 1216 SQ FT
(113.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 891 SQ FT
82.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1907 SQ FT (173.4 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for indicative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kippax, LS25

