



 **3**  
Bedrooms

 **2**  
Bathrooms

**Tenure :  
Freehold**





**Is this the perfect bungalow? Tudor Sales and Lettings are proud to present this property with no chain.**

**Located in a quiet cul-de-sac in the the popular location of Kippax is this detached extended three bed property with potential for loft expansion. Beautifully presented by the current owners the accomodation comprises of in brief: Living room, kitchen, breakfast/dining room, conservatory, three bedrooms one with en-suite bathroom and seperate family bathroom. Garage, and off street parking and lovely garden to rear of property.**

**The property also benefits from recently replaced soffitts and fascias, cavity wall insulation and CCTV.**

**Living Room** 20' 3" x 12' 3" (6.17m x 3.73m)

Dual aspect living room with feature fireplace with mantelpiece surround. Two double glazed windows and centrally heated radiator.

**Kitchen** 12' 3" x 11' 7" (3.73m x 3.53m)

Really good sized fitted kitchen with a range of wall and base units and integrated appliances consisting of fridge freezer, sink with mixer tap, hob with extractor fan over, oven and dishwasher. Tiled splashback, double glazed stable door and window and ceiling fan.

**Breakfast/Dining Room** 9' 11" x 6' 7" (3.02m x 2.01m)

Situated off the kitchen is this dining room with coving to ceiling, centrally heated radiator and French style patio doors leading to the conservatory. Could also be used as a 4th occasional bedroom if required

**Bedroom 1** 13' 0" x 10' 7" (3.96m x 3.23m)

Double bedroom with fitted wardrobe and storage units, double glazed window and centrally heated radiator.

**en-suite**

Lovely modern fully tiled en-suite shower room with white four piece suite comprising of sink, bidet, wc and shower tray with glass surround and shower over. Double glazed window with privacy glass and centrally heated towel rail.

**Bedroom 2** 10' 7" x 8' 8" (3.23m x 2.64m)

Double bedroom with fitted wardrobe and storage units, double glazed window and centrally heated radiator.

**Bedroom 3** 10' 7" x 9' 0" (3.23m x 2.74m)

This third bedroom would be suitable for a small double bed if required. Has coving to ceiling, double glazed window and centrally heated radiator.

**Bathroom**

Fully tiled bathroom with white four piece bathroom suite comprising of bath, bidet, wc and hand basin, shower screen and shower over bath.

**Loft Space** 22' 10" x 8' 10" (6.96m x 2.69m)

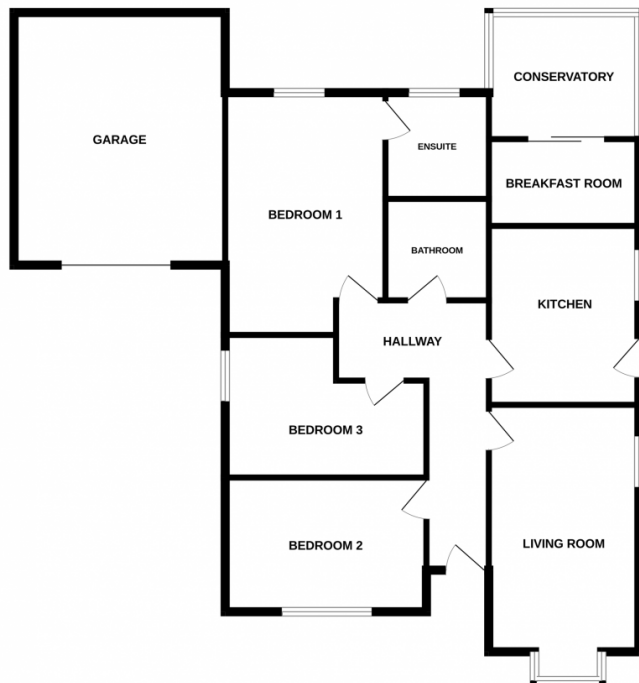
Large loft space with potential for conversion.

**Conservatory**

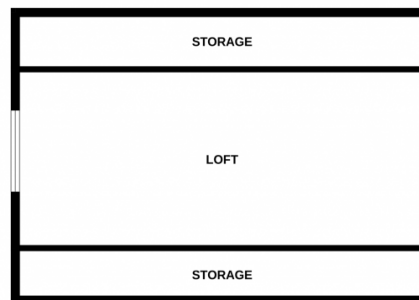
Conservatory with plastered roof, ceiling fan and hot/cold air conditioning unit.




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Ashgrove Croft, Kippax



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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