



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



**Call Tudor Sales & Lettings on  
0113 282 3056 for more  
information or to arrange a  
viewing!**

Tudor Sales & Lettings are delighted to bring to the market for sale this three bedroom detached home located on Calvert Close in Kippax. Set on a substantial plot, the internal layout comprises in brief: - ground floor: - kitchen, lounge, dining room, bedroom and a shower room. First floor: - landing and two double bedrooms. Benefits from double glazed windows. Externally, you have lawned gardens to the front and a gated driveway that leads to a garage. To the rear, you have a low maintenance garden with patio and artificial turf areas. Also to the rear there is a bar, stone built bbq and a summer house, ideal for entertaining family and friends. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

**Kitchen** 2.95m x 2.95m (9' 8" x 9' 8")

A range of wall and base units. Laminated worktops. Sink and tap. Integrated double oven, hob and extractor hood over. Tiled splashback. Plumbing for dishwasher. Tiled flooring. Coving to ceiling. Double glazed window.

**Living Room** 5.84m x 3.09m (19' 2" x 10' 2")

Feature fireplace. Double glazed window. Coving to ceiling. Wall lights. Electric heater.

**Dining Room** 3.09m x 2.91m (10' 2" x 9' 7")

Double glazed French doors. Coving to ceiling.

**Bedroom 3** 2.82m x 2.75m (9' 3" x 9' )

Double glazed window. Electric wall hung heater.

**Bedroom 1** 4.68m x 2.64m (15' 4" x 8' 8")

Double bedroom with double glazed window.

**Bedroom 2** 2.76m x 2.87m (9' 1" x 9' 5")

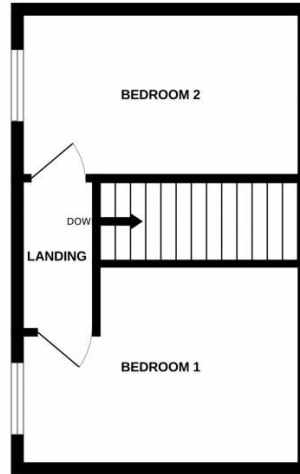
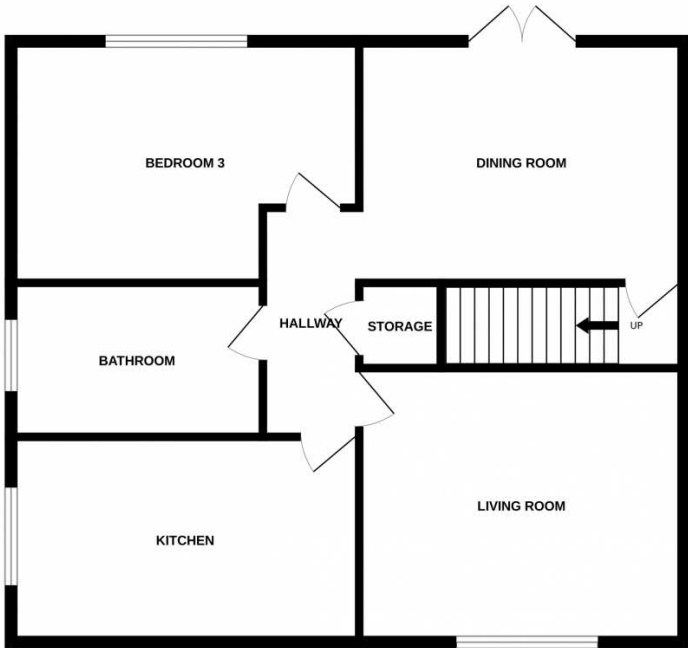
Double bedroom with double glazed window.

**Shower Room** 1.93m x 1.67m (6' 4" x 5' 6")

Tiled flooring and walls. Walk in shower. Vanity unit and 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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