



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**





Tudor Sales and Lettings are pleased to present for sale this two bedroom terrace property in the popular town of Kippax. Situated with lovely views across open fields and boasting easy access to local amenities and key arterial roads this is a well presented property not to be missed!

The accommodation comprises of in brief: to the lower ground floor: cellar

To the ground floor: Living room, Dining room and Kitchen extension with porch to rear.

To the first floor: two double bedrooms and modern bathroom.

Externally, off-street parking to rear and on-street to front of property, Patio garden to rear.

Tudor Sales and Lettings advise early booking for your chance to view.

**Living Room** *4.58m x 3.77m (15' x 12' 4")*

Boasting Feature fireplace with mantelpiece surround, coving to ceiling, wooden flooring, double glazed window and door. Centrally heated radiator.

**Dining Room** *4.62m x 4.03m (15' 2" x 13' 3")*

Large dining room with office space if required, fireplace and mantelpiece surround, wooden flooring, double glazed window and centrally heated radiator.

**Kitchen** *2.65m x 2.31m (8' 8" x 7' 7")*

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, plumbing for washing machine, sink with mixer tap and tiled splashback to worksurface area. Double glazed window and door to conservatory.

**Bedroom 1** *4.56m x 3.78m (15' x 12' 5")*

Double bedroom with coving to ceiling, double glazed window and centrally heated radiator. Over-stairs built in wardrobe.

**Bedroom 2** *2.17m x 4.04m (7' 1" x 13' 3")*

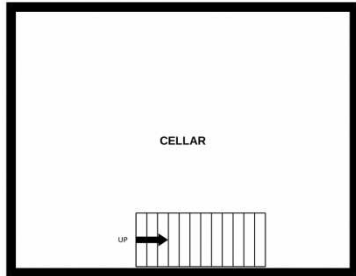
Double bedroom with coving to ceiling, double glazed window and centrally heated radiator.

**Bathroom** *3.04m x 2.22m (10' x 7' 3")*

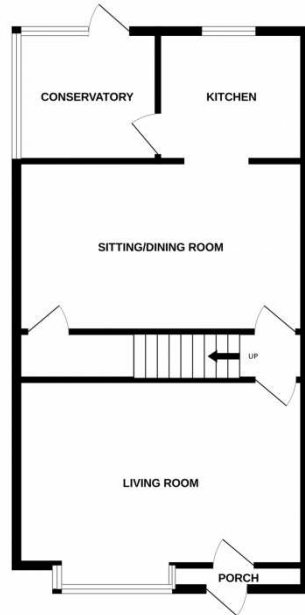
Modern bathroom with white four piece suite comprising of bath, separate shower cubicle, hand basin with storage under and WC. Double glazed window and centrally heated towel rail.

**Cellar** *4.49m x 4.71m (14' 9" x 15' 5")*

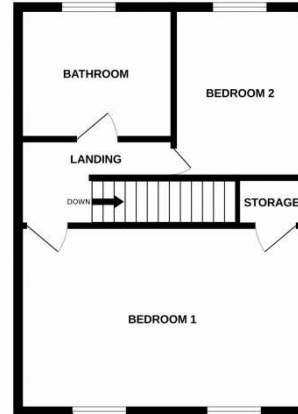
BASEMENT



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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