



 **4**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Tudor Sales & Lettings are delighted to present this beautifully refurbished four-bedroom semi-detached home, perfectly situated on Ascot Road in Kippax. Having undergone an extensive renovation to an exceptional standard, this property is truly ready to move into.

Key Features & Upgrades:

- Boiler with dual-zone central heating (HIVE-controlled)
- Full rewire, including garage rewire
- Outdoor lighting, and outdoor sockets
- Wired security alarm (house & garage) and smoke alarm
- LAN connections in four rooms
- 5-camera POE CCTV system (included in the sale)
- Upgraded joinery, flooring, and flat roofs on dormers
- Stylishly refurbished bathrooms
- Contemporary Magnet fitted kitchen
- Eaves opened up for additional storage
- Energy efficiency improved from E to C EPC rating
- First floor has been extensively insulated

Accommodation:

The property offers a well-designed and versatile layout:

- Ground Floor: Entrance hallway, stunning kitchen diner, spacious lounge, additional reception room (ideal as a fourth bedroom or home office), and a conservatory.
- First Floor: Three generously sized bedrooms and a modern family bathroom.

External Features:

- Driveway front garden providing off-road parking
- Generous rear garden with a patio and lawn – perfect for outdoor entertaining. Also an additional driveway to the rear
- Detached garage for additional storage or workshop space

This exceptional home is not to be missed! Contact Tudor Sales & Lettings on 0113 282 3056 to arrange a viewing today.

Kitchen Diner *5.58m x 2.87m (18' 4" x 9' 5")*

Superb kitchen diner with a Magnet fitted kitchen. Wide range of wall and base units. Laminated worktops and upstands. Sink and tap. Double oven and a 7.2kw induction hob with extractor over. Other integrated appliances include: - fridge, freezer, dishwasher and a washing machine. Two double glazed windows. Central heating radiator. USB sockets.

Lounge *4.87m x 3.37m (16' x 11' 1")*

Feature media wall with lighting. Coving to ceiling. Central heating radiator. Sliding door to conservatory. Coaxial tv point. USB sockets.

Conservatory 5.57m x 3.86m (18' 3" x 12' 8")

Spacious conservatory with double glazed windows. Door gives access to rear garden. Central heating radiator.

Bedroom 4 / Second Reception Room 3.34m x 3.62m (10' 11" x 11' 11")

Double glazed window and a central heating radiator. Coaxial tv point.

WC / Cloaks

Push button wc. Vanity unit. Cupboard housing boiler.

Bedroom 1 3.35m x 3.08m (11' x 10' 1")

Double glazed window and a central heating radiator. Coaxial tv point. USB sockets.

Bedroom 2 3.35m x 3.11m (11' x 10' 2")

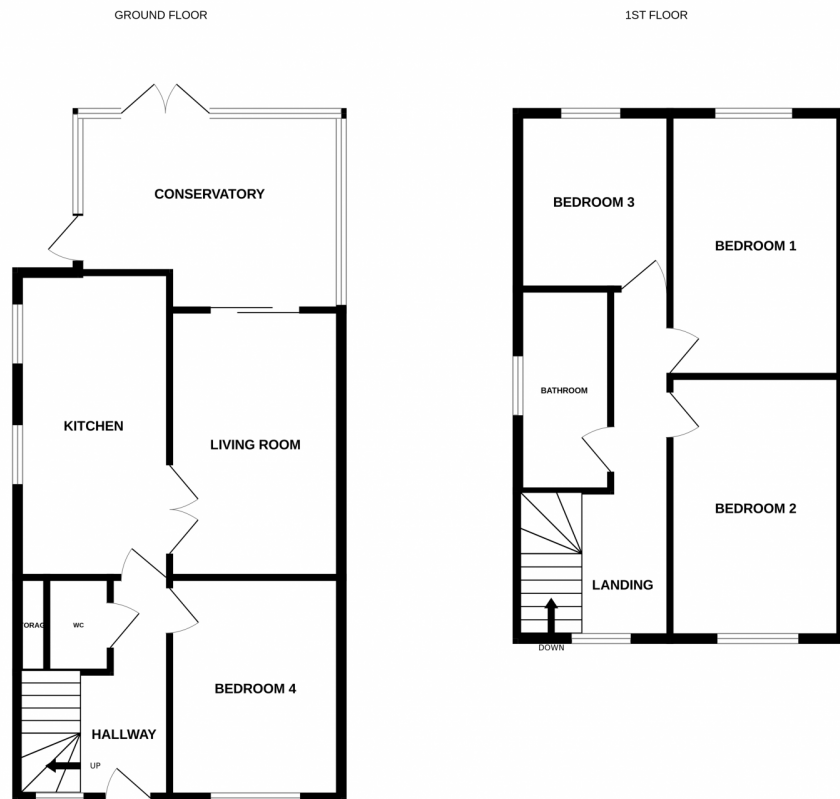
Double glazed window and a central heating radiator. Coaxial tv point.

Bedroom 3 2.88m x 1.88m (9' 5" x 6' 2")

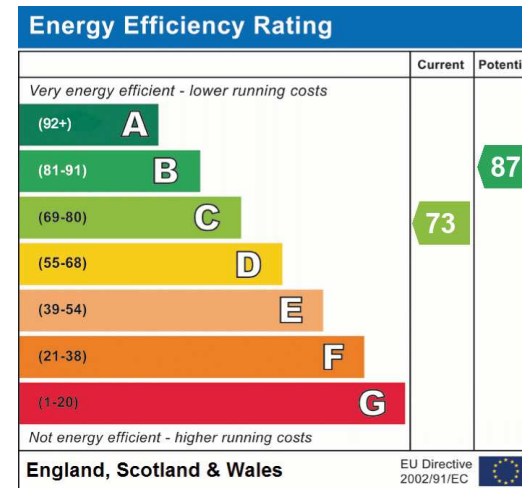
Double glazed window and a central heating radiator. Coaxial tv point.

Bathroom 2.06m x 1.71m (6' 9" x 5' 7")

Modern bathroom with a suite comprising of: - bath with shower over and a shower screen, vanity unit and back to wall wc. Heated towel rail. Tiled walls. Double glazed window.



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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Address: Ascot Road, Kippax

