



 **3**
Bedrooms

 **3**
Bathrooms



Tudor Sales and Lettings are proud to present for sale this truly immaculate three bedroom mid town house located on Apple Tree Lane in the much sought after location of Kippax. Set over three levels and offering spacious rooms throughout, this fine home comprises in brief: ground floor: entrance hallway, wc/cloaks, lounge. lower ground floor: kitchen diner. First floor: landing with storage cupboard, master bedroom with en-suite, two further bedrooms and a house bathroom. Benefits from double glazing and gas central heating. Externally there is a tarmac driveway, providing off road parking which leads to an integral garage. To the rear is a fully enclosed garden with a patio area and a lawned garden with a lockdown pub/shed.

Book your viewing today to avoid disappointment.

Kitchen/Diner 5.52m x 3.30m (18' 1" x 10' 10")

Fitted with a range of contemporary wall and base units with feature under lighting. Sink and tap. Integrated oven and gas hob. Tiled splashbacks. Space for undercounter fridge. Plumbing for dishwasher. Laminated flooring. Double glazed window and a double glazed door opens to the rear garden.

Living Room 5.57m x 3.34m (18' 3" x 10' 11")

A light and airy living room with two double glazed windows. Double doors open to a Juliet style balcony, giving you stunning views over Kippax and afar. Two central heating radiators.

WC 2.33m x 0.99m (7' 8" x 3' 3")

WC. Vanity unit. Tiled flooring. Storage cupboard. Double glazed window with privacy glass.

Bedroom 1 3.68m x 2.99m (12' 1" x 9' 10")

Double bedroom with two double glazed windows. Central heating radiator. Door to en-suite.

En-suite 1.76m x 1.76m (5' 9" x 5' 9")

Tiled flooring and walls. Vanity unit with mirror over. WC. Shower cubicle. Double glazed window.

Bedroom 2 4.07m x 2.49m (13' 4" x 8' 2")

A spacious second bedroom with built-in wardrobe, double glazed window to the front. Central heating radiator.

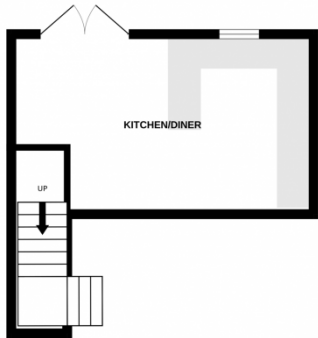
Bedroom 3 3.00m x 2.31m (9' 10" x 7' 7")

Double glazed window to the front. Central heating radiator

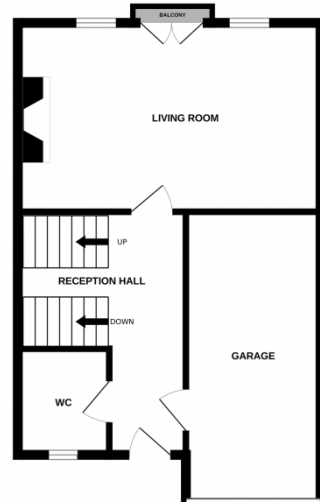
Bathroom 1.95m x 1.77m (6' 5" x 5' 10")

A beautiful bathroom with fitted suite comprising of: - bath with tiled bath panel, vanity unit and a back to wall wc. Part tiled walls. Heated towel rail.

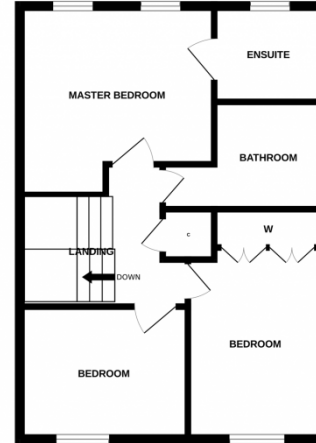
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



APPLE TREE LANE

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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