



 **3**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**



Tudor Sales & Lettings are delighted to present this beautifully maintained and tastefully decorated three-bedroom detached home, ideally located on the highly sought-after Merton Fields in Kippax. Boasting high-quality fixtures and fittings throughout, this superb property offers stylish and spacious living, perfect for families and professionals alike.

The ground floor accommodation briefly comprises: welcoming entrance hallway, elegant lounge, modern open-plan kitchen/diner, separate utility room, convenient WC, a versatile home office/study, and access to an integral garage.

Upstairs, the first-floor landing leads to a generous principal bedroom complete with a dressing area and a sleek en-suite. There are two further double bedrooms and a contemporary family bathroom.

This fantastic home benefits from gas central heating and double glazing throughout.

Externally, the front of the property features an easy to maintain artificial lawn and a resin driveway providing off-road parking. To the rear, you'll find a fully enclosed, low-maintenance garden with artificial turf and patio areas, ideal for relaxing or entertaining. A standout feature is the garden summerhouse, offering the perfect space to work from home or enjoy with family and friends.

Early viewing is highly recommended. Call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange your viewing.

Kitchen Diner *4.60m x 2.91m (15' 1" x 9' 7")*

Fitted with a wide range of handleless wall and base kitchen units. Laminated worktops. Sink and tap. Integrated hob, extractor hood and tiled splashbacks. Integrated double oven and dishwasher. Double glazed window. Double glazed bi-folding door opens to the delightful rear garden. Vertical radiator.

Utility Room *1.85m x 1.58m (6' 1" x 5' 2")*

Unit space. Plumbing for washing machine. Worksurface. Sink and tap. Tiled splashback. Double glazed window.

Living Room *5.81m x 3.50m (19' 1" x 11' 6")*

Tastefully decorated living room with a double glazed window and central heating radiator.

Study *2.63m x 2.00m (8' 8" x 6' 7")*

Perfect working from home space with a central heating radiator.

W.C

Vanity unit. Push button wc. Central heating radiator.

Bedroom 1 *4.23m x 3.21m (13' 11" x 10' 6")*

Double bedroom with a double glazed window. Central heating radiator. Dressing area. Door leads to en-suite.

En-Suite *2.37m x 1.38m (7' 9" x 4' 6")*

Stunning en-suite with shower cubicle, vanity unit and a wc. Tiled walls and flooring. Heated towel rail. Double glazed window.

Bedroom 2 *3.64m x 3.11m (11' 11" x 10' 2")*

Double bedroom with double glazed window and a central heating radiator.

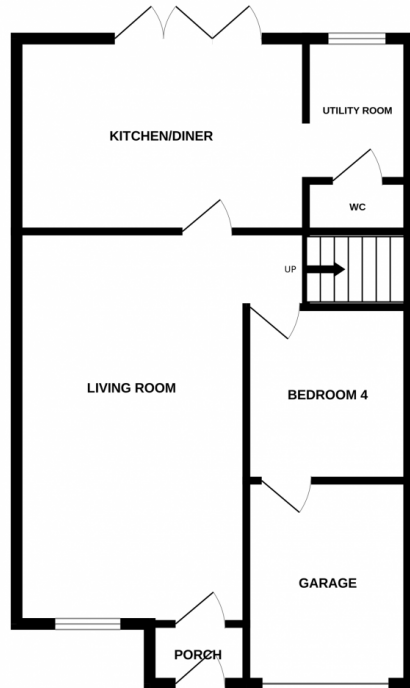
Bedroom 3 *3.08m x 2.98m (10' 1" x 9' 9")*

Double bedroom with double glazed window and a central heating radiator.

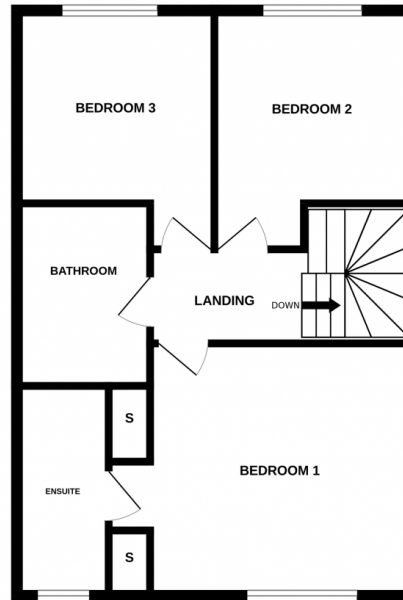
Bathroom *2.77m x 1.83m (9' 1" x 6')*

With white three piece comprising of: - bath, wash hand basin and a wc. Heated towel rail. Part tiled walls and tiled flooring.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Kippax, LS25

