



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



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

Tudor Sales & Lettings are proud to present this immaculate three-bedroom detached home, ideally situated on the sought-after Merton Close in Kippax.

This beautifully maintained property offers spacious and well-balanced accommodation throughout, perfect for families or anyone seeking comfortable modern living.

The ground floor layout comprises:

- A welcoming lounge
- Stylish open-plan kitchen diner
- Practical utility room
- Downstairs WC
- Integral garage

To the first floor:

- A generous landing
- Spacious principal bedroom with en-suite shower room
- Two further well-proportioned double bedrooms
- Modern family bathroom

The home benefits from gas central heating, double glazing, and the added efficiency of solar panels.

Externally:

To the front, a block-paved driveway provides ample off-road parking and includes a convenient electric vehicle charging point. To the rear, you'll find a beautifully landscaped garden with lawn and decking areas—ideal for relaxing or entertaining. A charming summerhouse further enhances the outdoor space, making it perfect for social gatherings or a quiet retreat.

Don't miss out, contact Tudor Sales & Lettings on 0113 282 3056 today to arrange your viewing.

Kitchen 4.62m x 3.19m (15' 2" x 10' 6")
Fitted with a range of wall and base units. Granite worktops and upstands. Sink and tap. Integrated appliances include: - oven, microwave, fridge freezer and a dishwasher. Hob with extractor hood over. Tiled flooring. Central heating radiator. Double glazed window. Bi-folding door opens to the delightful rear garden.

Lounge 5.16m x 3.54m (16' 11" x 11' 7")
Double glazed window. Central heating radiator with radiator cover.

Utility 1.89m x 1.59m (6' 2" x 5' 3")
Wall and base units. Granite worktop and upstands. Plumbing for washing machine. Double glazed window.

WC 0.93m x 1.60m (3' 1" x 5' 3")
Wash hand basin. WC. Central heating radiator. Tiled flooring.

Bedroom 1 4.23m x 3.22m (13' 11" x 10' 7")
Double bedroom with fitted wardrobes. Double glazed window. Central heating radiator.

En-Suite 2.32m x 1.40m (7' 7" x 4' 7")
Tiled shower enclosure. Wash hand basin. WC. Heated towel rail. Double glazed window.

Bedroom 2 2.94m x 3.12m (9' 8" x 10' 3")

Central heating radiator and a double glazed window.

Bedroom 3 *1.89m x 2.77m (6' 2" x 9' 1")*

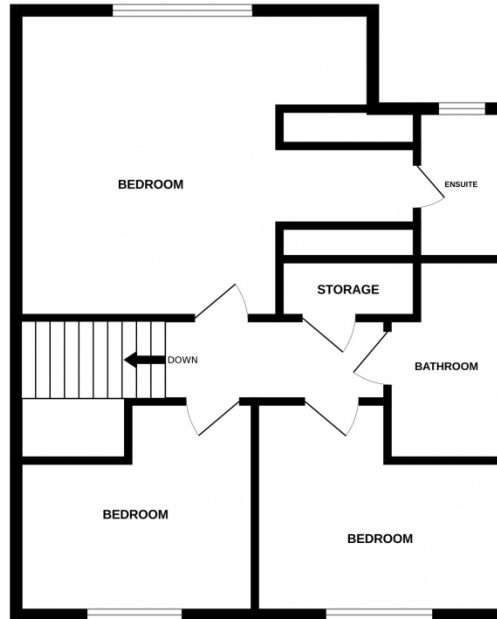
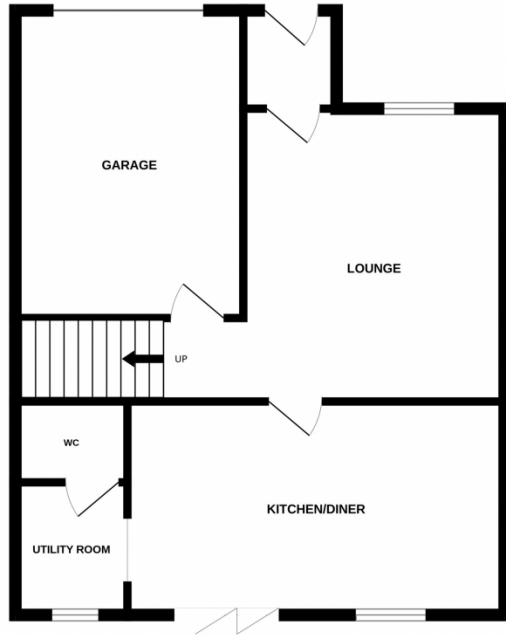
Central heating radiator and a double glazed window.

Bathroom *3.10m x 3.83m (10' 2" x 12' 7")*

Bath, wc, wash hand basin and a tiled shower enclosure.

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	96	97
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	96	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

