



 **3**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



Offered for sale with no onward chain is this modern three-bedroom detached home, located on the popular Greenfield Rise in Kippax. Built in 2020, the property has been thoughtfully designed and well-maintained throughout.

The accommodation briefly comprises:

To the ground floor – an inviting entrance hallway, guest WC/cloakroom, a spacious lounge, and a modern open-plan kitchen diner with ample space for family dining and entertaining.

To the first floor – a landing leading to three double bedrooms and a stylish family bathroom.

The property benefits from gas central heating and double glazing throughout.

Externally, there is a driveway providing off-street parking to the front, and a lawned garden to the side and rear, offering an ideal outdoor space for relaxation or play.

Greenfield Rise is conveniently situated close to Kippax High Street, with its wide range of shops, cafes, and local amenities.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Please note that the furnishings within this advert have been computer generated through AI.

Kitchen Diner 3.03m x 5.59m (9' 11" x 18' 4")

Fitted with a range of modern wall and base units. Laminated worktops. Integrated oven, hob and extractor hood over. Two double glazed windows. French doors. Central heating radiator. Laminted flooring.

Lounge 3.98m x 3.43m (13' 1" x 11' 3")

Laminated flooring. Central heating radiator. Double glazed window.

WC / Cloaks 2.51m x 0.54m (8' 3" x 1' 9")

Laminated flooring. Vanity unit. Push button wc. Double glazed window.

Bedroom 1 4.00m x 2.94m (13' 1" x 9' 8")

Double glazed window and central heating radiator.

Bedroom 2 3.03m x 2.93m (9' 11" x 9' 7")

Double glazed window and central heating radiator.

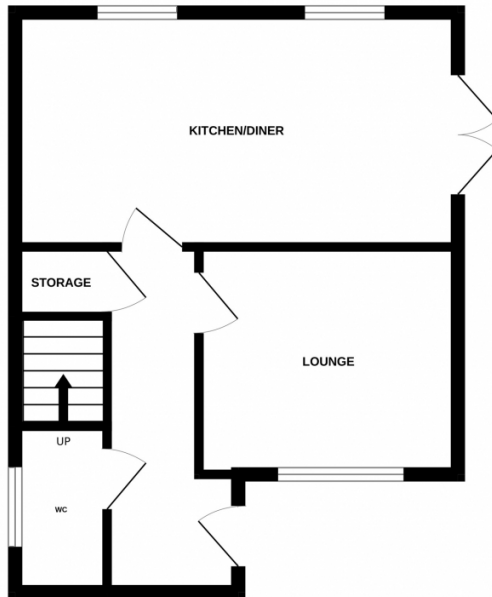
Bedroom 3 2.96m x 2.56m (9' 9" x 8' 5")

Double glazed window and central heating radiator.

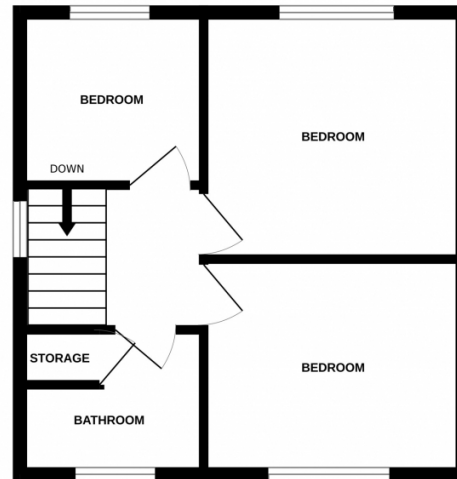
Bathroom 1.94m x 2.54m (6' 4" x 8' 4")

white suite comprising of: - bath with shower over, wash hand basin and a wc. Double glazed window. Central heating radiator.

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		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	83	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Greenfield Rise, Kippax

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	83	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

