



 **4**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**



A truly stunning four bedroom detached home located on Merton Close in Kippax. This superb property offers a wealth of high quality fixtures and fitting throughout and is to be sold with no onward chain. Comprises in brief: entrance hallway, wc/cloakroom, kitchen diner and a lounge. First floor: - landing, master bedroom with en-suite, three further double bedrooms and a family bathroom. Benefits from double glazing and gas central heating. Externally there is a driveway that provides off road parking for several vehicles. To the rear is a garage and fully enclosed lawned garden and patio area. This is a fantastic opportunity and one not to be missed! Call Tudor Sales & Lettings today for more information or to arrange a viewing.

Kitchen/Diner 5.36m x 5.41m (17' 7" x 17' 9")

Wow factor kitchen/Dining room with a range of wall and base units and integrated appliances consisting of induction hob with extractor fan over, oven, fridge/freezer, sink with mixer tap and breakfast bar. spotlighting to ceiling. Double glazed tri-fold doors to patio.

Utility Room 3.20m x 1.19m (10' 6" x 3' 11")

Utility room with plumbing for washing machine and a range of wall and base units.

Living Room 4.67m x 3.20m (15' 4" x 10' 6")

Generously proportioned living room with double glazed bay window, spotlighting to ceiling and centrally heated radiator.

Bedroom 1 5.17m x 2.63m (17' x 8' 8")

Double bedroom with spotlighting to ceiling, double glazed window and centrally heated radiator.

En-suite 2.63m x 1.20m (8' 8" x 3' 11")

En-suite shower room with walk-in shower, centrally heated towel rail, hand basin, WC and double glazed window with privacy glass.

Bedroom 2 4.69m x 2.61m (15' 5" x 8' 7")

Double bedroom with spotlighting to ceiling, double glazed window and centrally heated radiator.

Bedroom 3 3.13m x 2.67m (10' 3" x 8' 9")

Double bedroom with spotlighting to ceiling, double glazed window and centrally heated radiator.

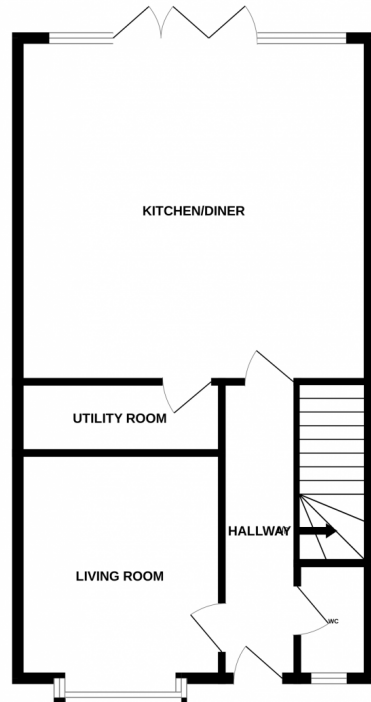
Bedroom 4 3.58m x 2.69m (11' 9" x 8' 10")

Double bedroom with spotlighting to ceiling, double glazed window and centrally heated radiator.

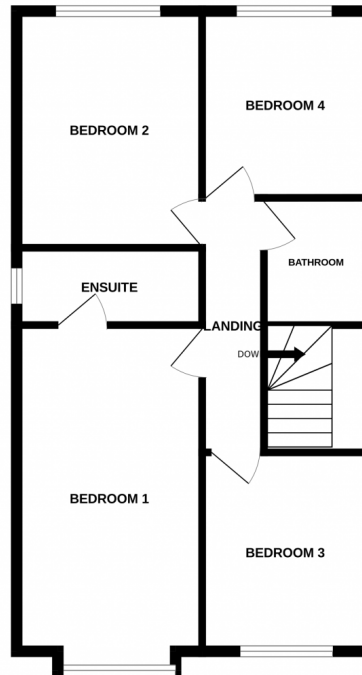
Bathroom 2.00m x 1.68m (6' 7" x 5' 6")

House bathroom with white three piece suite comprising of bath with shower over, WC and hand basin. Centrally heated towel rail and double glazed window with privacy glass.

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

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	85	
(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

