



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



A superb three bedroom detached home located on Merton Fields in Kippax. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

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 and 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 a driveway to the front providing off road parking. To the rear, you will find a fully enclosed garden with patio and lawn areas, ideal for relaxing or entertaining.

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

Kitchen/Diner 4.47m x 2.86m (14' 8" x 9' 5")

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor hood over. Other integrated appliances include a fridge freezer and dishwasher. Tiled flooring. Double glazed windows and bi-folding doors that open to the delightful rear garden. Central heating radiator.

Utility Room 1.74m x 1.48m (5' 9" x 4' 10")

Fitted units. Plumbing for a washing machine. Double glazed window. Tiled flooring.

Living Room 5.10m x 3.46m (16' 9" x 11' 4")

Double glazed window to the front. Central heating radiator. Provisions for wall mounted television.

Bedroom 1 4.80m x 4.24m (15' 9" x 13' 11")

Double glazed window. Central heating radiator. Fitted wardrobes. Door leads to en-suite.

En-suite 2.39m x 1.39m (7' 10" x 4' 7")

Shower enclosure. Wash hand basin. Bush button wc. Part tiled walls. Tiled flooring. Double glazed window. Central heating radiator.

Bedroom 2 3.11m x 2.98m (10' 2" x 9' 9")

Double glazed window and a central heating radiator.

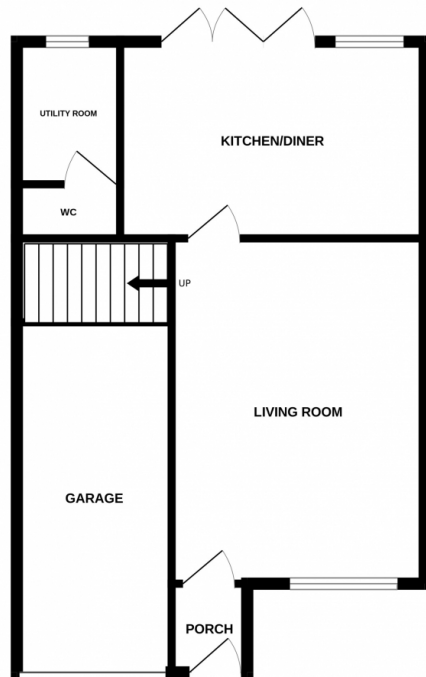
Bedroom 3 2.98m x 2.97m (9' 9" x 9' 9")

Double glazed window and a central heating radiator.

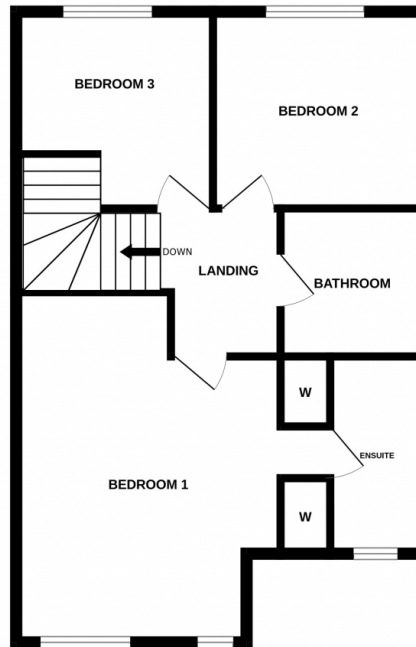
Bathroom 2.82m x 1.90m (9' 3" x 6' 3")

Modern bathroom with shower enclosure. Bath. WC and a floating vanity unit. Tiled flooring. 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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