



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



This two-bedroom terraced house located on Cromwell Rise in Kippax offers a practical layout with a reception room, a well sized kitchen, and a single bathroom. The property features a modest outdoor space, suitable for various uses. Situated in a residential area, it provides convenient access to local amenities and transport links within West Yorkshire.

Tudor Sales & Lettings are proud to present this immaculately presented two bedroom townhouse, located in the sought after area of Kippax, West Yorkshire. Stylishly finished throughout, this home is perfect for first-time buyers, young professionals, or anyone looking to downsize without compromising on quality.

The accommodation briefly comprises:

Ground Floor:

- lounge.
- kitchen/diner.

First Floor:

- Two well proportioned bedrooms.
- Contemporary bathroom.
- Access from the landing to a fully converted loft via pull down ladder, ideal for use as a games room, office, or hobby space.

External Features:

- Attractive, tiered rear garden with a mix of patio, artificial lawn, and decking – perfect for relaxing or entertaining
- Two off road parking spaces located at the rear

Located in a well-connected part of Kippax, this property benefits from easy access to a range of local amenities, including shops, schools, and healthcare services. Excellent public transport links and road networks make commuting across West Yorkshire both convenient and efficient.

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

Kitchen Diner *2.92m x 4.12m (9' 7" x 13' 6")*

Modern fitted kitchen with modern units and integrated appliances including oven with hob and extractor fan over, sink with mixer tap and space for American style fridge freezer and washing machine, if required. Integrated dishwasher. Quartz worktops. Spotlighting to ceiling and double glazed window and French style patio doors provide ample light.

Lounge *4.92m x 4.14m (16' 2" x 13' 7")*

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

Bedroom 1 *2.27m x 4.15m (7' 5" x 13' 7")*

Double bedroom with panelling to one wall, two double glazed windows and centrally heated radiator.

Bedroom 2 2.57m x 4.13m (8' 5" x 13' 7")

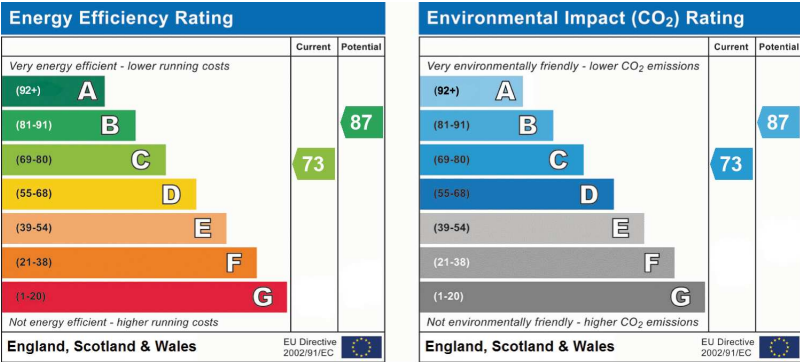
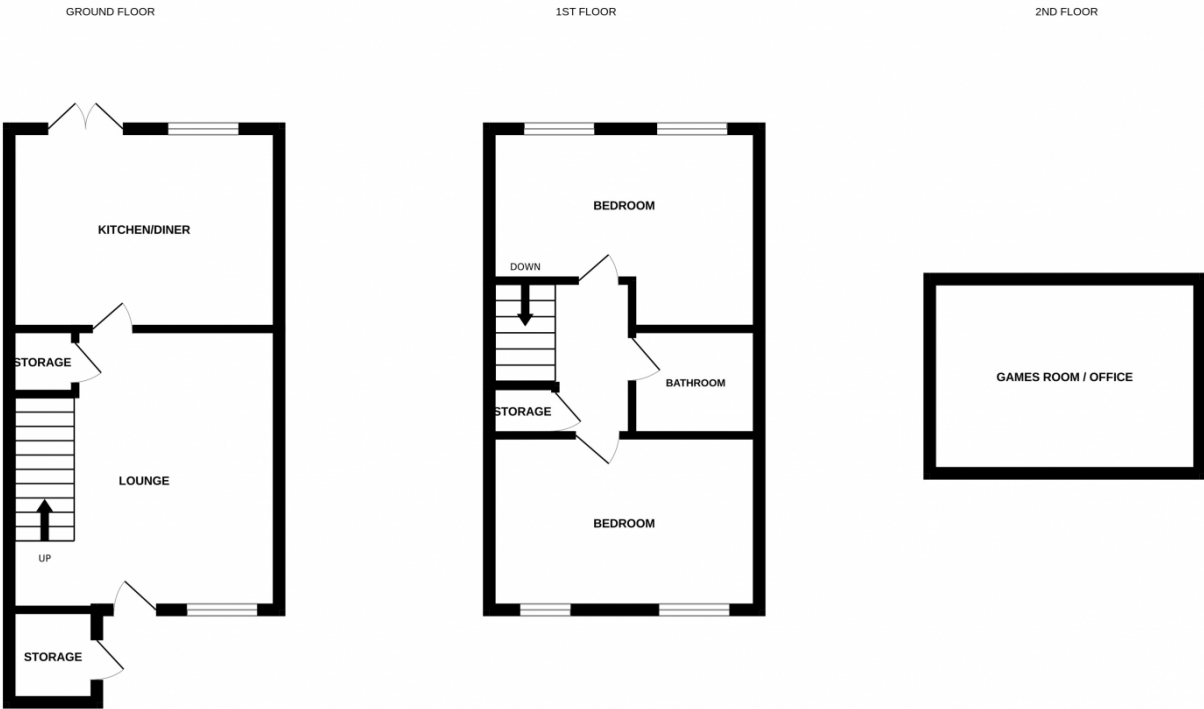
Double bedroom with two double glazed windows and centrally heated radiator.

Bathroom 2.10m x 2.25m (6' 11" x 7' 5")

Lovley, modern bathroom with white three piece suite comprising of bath with shower screen and shower unit over, hand basin with storage under and WC.

Loft 2.11m x 2.03m (6' 11" x 6' 8")

Loft space converted into a gaming room with pull down ladder and mood lighting. Purposed build trundle bed frame to remain, switch from single to double.



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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