



 **3**  
Bedrooms

 **2**  
Bathrooms

**Tenure :**  
**Freehold**





Brought to the market is this well presented three bedroom semi detached home, ideally situated on the popular Orchid Close in the highly sought after village of Kippax. The property offers modern living throughout and would appeal to a range of buyers.

The accommodation is arranged over three floors and briefly comprises:

Ground floor: entrance porch, spacious lounge, modern fitted kitchen and a convenient WC/cloakroom.

First floor: landing, two well proportioned double bedrooms and a contemporary family bathroom.

Second floor: an impressive double bedroom with the added benefit of its own en suite shower room.

The property further benefits from gas central heating and double glazed windows throughout.

Externally, there is a driveway to the front providing off street parking, while to the rear is a fully enclosed garden featuring both lawn and patio areas.

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

**Living Room** 4.47m x 3.61m (14' 8" x 11' 10")

Living room with double glazed window, wood flooring and centrally heated radiator.

**Kitchen** 2.68m x 3.61m (8' 10" x 11' 10")

Modern fitted kitchen with a range of integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap, fridge freezer and dishwasher. double glazed window and patio doors to garden.

**Bedroom 1** 2.57m x 5.24m (8' 5" x 17' 2")

Situated on the top floor is this principal bedroom suite comprising of double bedroom with double glazed window and centrally heated radiator

**En suite** 3.32m x 1.50m (10' 11" x 4' 11")

En-suite shower room to principal bedroom with white three piece suite comprising of WC, hand basin and shower tray with surround. Double glazed skylight window and centrally heated radiator.

**Bedroom 2** 3.62m x 2.66m (11' 11" x 8' 9")

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

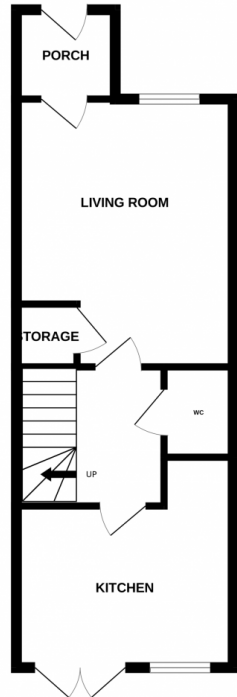
**Bedroom 3** 3.62m x 2.71m (11' 11" x 8' 11")

Currently used as an office this would be suitable as a double bedroom if required with double glazed window and centrally heated radiator.

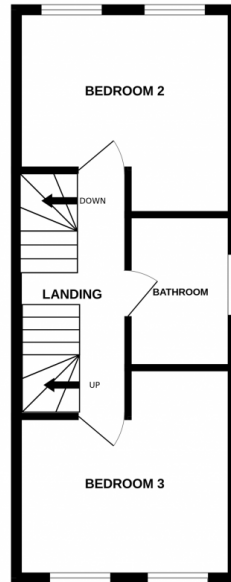
**Bathroom** 1.64m x 2.41m (5' 5" x 7' 11")

Bathroom with white three piece suite comprising of bath, hand basin and WC. Double glazed window with privacy glass.

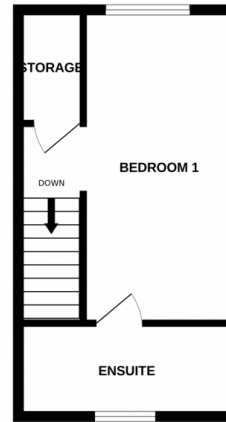
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Kippax, LS25

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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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