



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Offered to the market is this beautifully presented three bedroom detached home, ideally located on Ashgrove Croft in the highly sought-after area of Kippax.

Finished to a high standard throughout, this impressive property briefly comprises: a welcoming entrance hallway, ground floor WC, spacious lounge, and a modern kitchen diner, perfect for both everyday living and entertaining, along with access to an integral garage. To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom.

The home further benefits from air-conditioning to the ground and first floor, gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property boasts a double driveway to the front, providing ample off-road parking. To the rear, you'll find a private and enclosed garden, featuring a lawn and patio areas, ideal for relaxing or hosting guests, alongside a garden office offering additional versatile space.

This is an excellent opportunity to acquire a stylish, move-in-ready home in a desirable location.

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

Kitchen 4.09m x 2.18m (13' 5" x 7' 2")

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of double oven, hob with extractor fan over and sink with mixer tap, tiled splashback, and Velux style windows. Breakfast bar feature.

Dining Room 7.54m x 3.15m (24' 9" x 10' 4")

Dining room with double glazed French style patio doors to rear garden, spotlighting to ceiling, and further entertaining area for guests or potential office with doors added.

Living Room 5.05m x 3.76m (16' 7" x 12' 4")

Generously proportioned living room with feature panelled wall. Double glazed window and double doors to kitchen/Diner and centrally heated radiator.

Garage/Utility 5.05m x 2.18m (16' 7" x 7' 2")

Integrated garage with utility area at rear with electric and plumbing for washing machine.

Bedroom 1 4.01m x 2.87m (13' 2" x 9' 5")

Double bedroom with double glazed window, built-in wardrobes and centrally heated radiator.

Bedroom 2 2.95m x 2.49m (9' 8" x 8' 2")

Double bedroom with double glazed window and centrally heated radiator.

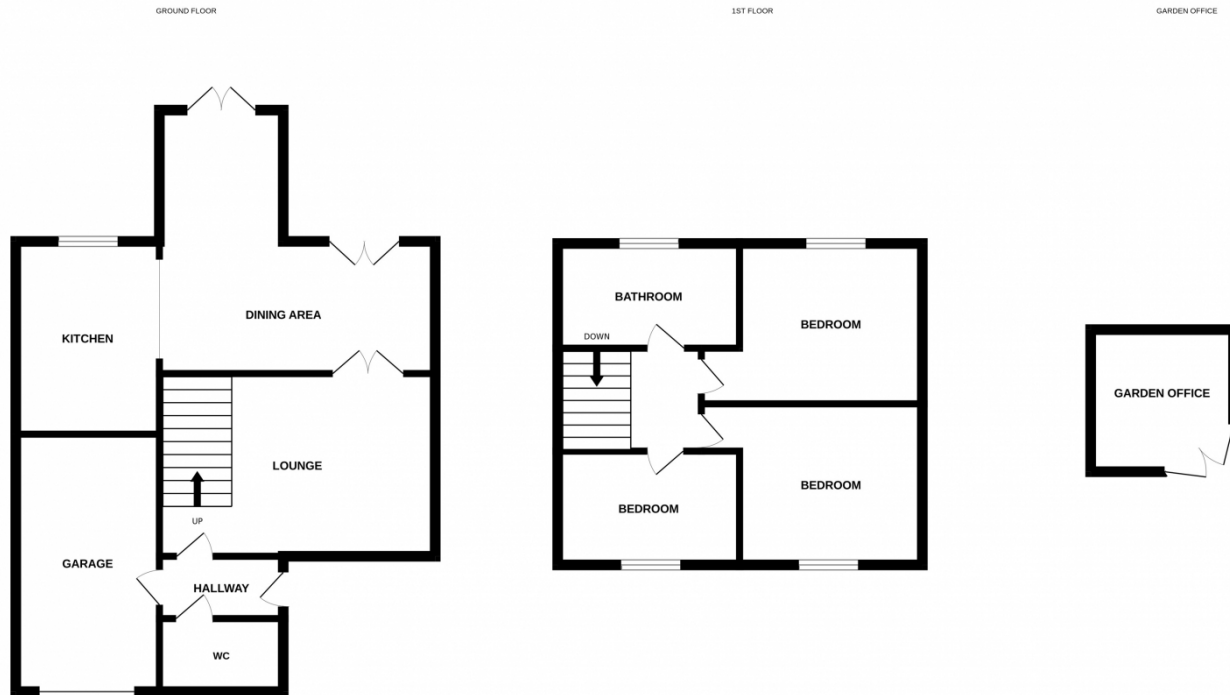
Bedroom 3 2.51m x 2.06m (8' 3" x 6' 9")

Single bedroom with double glazed window and centrally heated radiator.

Bathroom

Modern fitted bathroom with white three piece suite comprising of bath with shower screen and shower over, WC and hand basin. Centrally heated towel rail.

Garden Office 2.74m x 2.74m (9' x 9')



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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