



Rutland Close | Kippax | LS25 7JH

£265,000

Ext. Three Bedroom Semi-Det. House | Council Tax Band C | EPC Rating TBC

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\*EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY \*  
DINING AREA/SUN ROOM \* EXTENDED FITTED KITCHEN EITH  
APPLIANCES \* GARAGE & OFF RIAD PARKING \*

A delightful and extended three bedroom semi-detached house, boasting a perfect blend of charm and modern comfort. The property features three tastefully decorated bedrooms. The master bedroom is a generous double, complete with built-in wardrobes, making for a comfortable and convenient living. The second bedroom is also a good-sized double, whilst the third bedroom is a cosy single room, perfect for a child's room or study.

The house features a well-equipped extended kitchen, fitted with built-in appliances, making it a pleasure for any home cook. There are also two inviting reception rooms offering plenty of space for relaxation and entertainment. The first reception room, the lounge, is bathed in natural light thanks to large window, while the dining area extends into a sun room, which offers a delightful garden view and direct access to the garden, perfect for those summer family gatherings or just a quiet afternoon with a book. The home offers a family bathroom with a shower over the bath, ensuring all your family's needs are catered for.

One of the unique features of this property is the large enclosed rear garden with a sunny aspect. It is a perfect oasis for relaxation or for children to play safely. In addition, there is a single garage and parking available for two/three cars, a rare find in this location.

Situated near schools, this property is perfect for families looking for a convenient location and situated with-in a cul-de-sac. This semi-detached house is a wonderful opportunity to create a perfect family home, offering space, comfort, and convenience. Don't miss out on this exceptional property.

#### Porch

Double-glazed window to side and front. Front entrance door. Door to:

#### Entrance Hall

Radiator, stairs to first floor landing, door to:

#### Lounge 4.95m max x 3.58m (16'3" max x 11'9")

Double-glazed window to the front. Radiator. Double-door and under-stairs storage cupboard.

#### Dining Area 2.16m x 2.18m (7'1" x 7'2")

Open plan to sun room and opening into kitchen.

#### Sun Room 4.04m max x 2.13m'0.61m" max (13'3" max x 7'2" max )

Double-glazed double door to garden. Radiator.

#### Fitted Kitchen 4.50m x 2.03m (14'9" x 6'8")

Fitted with a range of base and eye level units with worktop space over and drawers, matching wine rack, one and half bowl sink unit with single drainer and mixer tap, integrated fridge and dishwasher, plumbing for automatic washing machine, built-in electric oven, built-in four ring gas ceramic with extractor hood over, built-in microwave. Built-in wine cooler, two double-glazed windows to rear, radiator and recessed spotlights, double-glazed rear door to garden.

#### Landing

Double-glazed window to side, access to loft space, door to:

#### Bedroom 1 3.89m x 2.59m min (12'9" x 8'6" min)

Double-glazed window to front, fitted wardrobes with hanging rail and overhead storage cupboards, radiator.

#### Bedroom 2 3.33m x 2.77m (10'11" x 9'1")

Double-glazed window to rear, radiator.

#### Bedroom 3 2.84m max x 1.85m max (9'4" max x 6'1" max )

9'4" max (6'7" min) x 6'1" max

Double-glazed window to front, radiator.

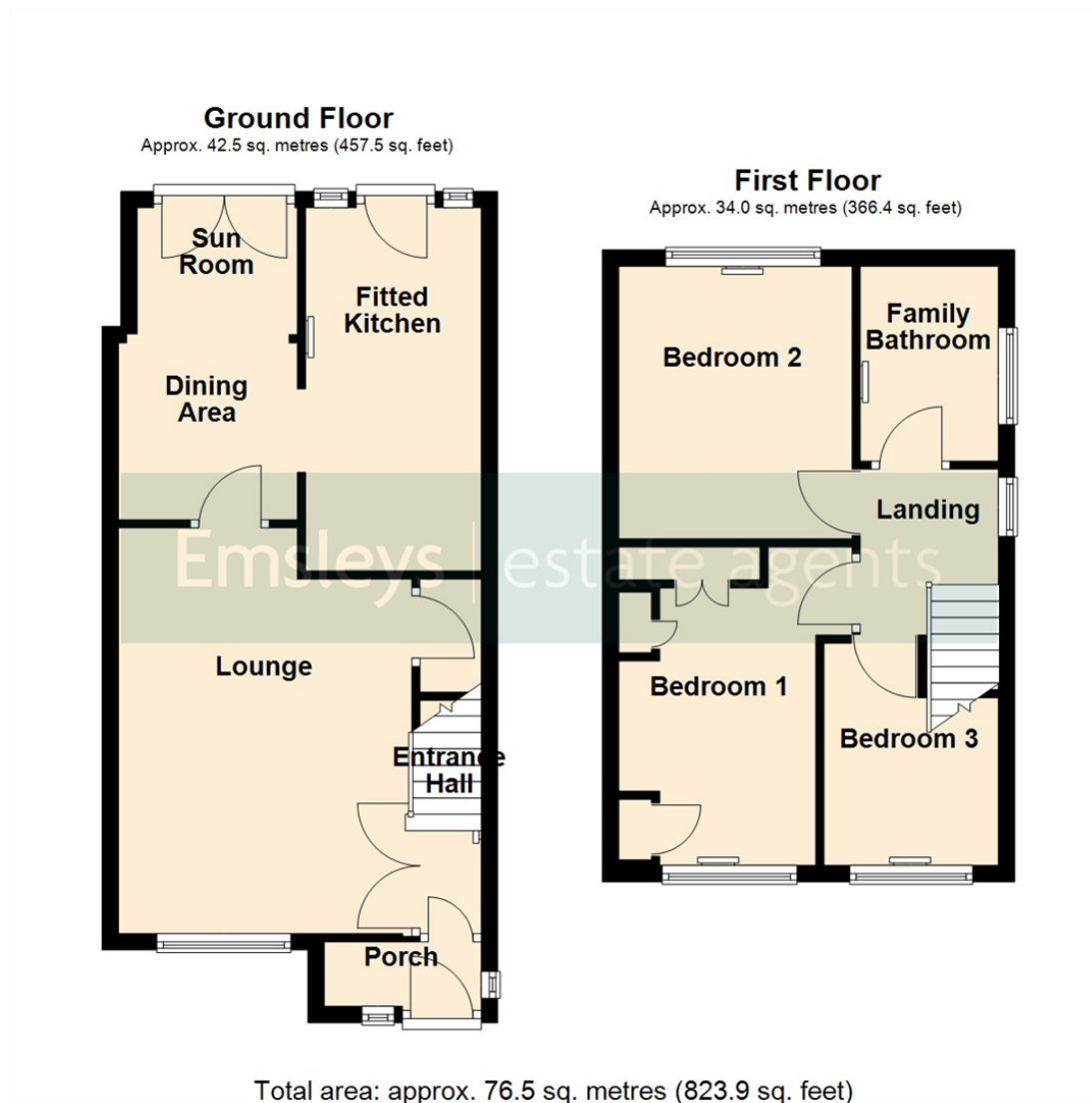
#### Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, wash hand basin with storage under, tiled surround, and WC with hidden cistern. Double-glazed window to side, radiator, tiled flooring and recessed spotlights.

#### Outside

There is a gravelled garden to the front. There is an imprinted driveway to the side, offering off road parking to the side for two/three cars and leads to a detached single garage. The garage has an up and over door. Side gated access leads to a good sized rear garden, which is fully enclosed. The garden has a lawned garden, with a low maintenance gravelled area plus a patio seating area. In addition, there is a cold water tap to the side of the property.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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