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**LINLEY &  
SIMPSON**



## **THE MOUNT, KIPPAX, LS25 7NG**

This three bedroom semi-detached house is in excellent condition and benefits from a large corner plot. Comprising porch, hallway, ground floor cloakroom, first floor bathroom, modern kitchen/ breakfast room, lounge and conservatory. An internal viewing is essential.

**Asking Price £165,000**

Linley and Simpson are pleased to offer this superb condition three bedroom semi-detached house set on a large corner plot. The accommodation comprises porch, hallway, ground floor cloakroom & W.C, a modern kitchen/breakfast room, separate lounge, lovely conservatory leading out to the private and enclosed rear garden. On the first floor landing is the loft access hatch, doors to the three bedrooms and modern bathroom. Outside are large front and side gardens, a block paved driveway for parking for several vehicles, a detached garage and gate to the enclosed rear garden with lawn and decking area. An internal viewing is recommended to appreciate the quality and versatility of this lovely family home.

## **GROUND FLOOR**

### **PORCH/ENTRANCE LOBBY**

Double glazed windows and front entrance door, under stairs storage, door to the cloakroom and kitchen.

### **GROUND FLOOR CLOAKROOM & W.C**

Double glazed windows, low level W.C.

### **KITCHEN/BREAKFAST ROOM 21'5" x 10'5" (6.53 x 3.17)**

A lovely bright and spacious kitchen/diner with modern fitted wall and base units with work surfaces over, stainless steel drainer sink, gas cooker hob, built in oven, space for fridge freezer, washing machine and tumble dryer, feature tiled walls and floors, door to the living room, door to the conservatory.

### **CONSERVATORY 13'9" x 9'10" (4.19 x 3.00) max**

A lovely addition to the house with windows to all sides and door leading out to the rear decking and garden.

### **LIVING ROOM 9'9" x 9'8" (2.97 x 2.95) to stairs**

Double glazed window to front, two central heating radiators, stairs to the first floor.

## **FIRST FLOOR**

### **LANDING**

Doors leading to the three bedrooms and bathroom, loft access hatch, storage/airing cupboard.

### **BEDROOM ONE 13'5" x 11'5" (4.09 x 3.48) into wdr**

Double glazed window to front, radiator, built in wardrobes.

### **BEDROOM TWO 10'1" x 9'4" (3.07 x 2.84) max**

Double glazed window, radiator, built in wardrobes.

### **BEDROOM THREE 8'11" x 6'10" (2.72 x 2.08) into wdr**

Double glazed window, radiator.

## **BATHROOM**

Three piece suite comprising shower cubicle with power shower, low level WC, pedestal wash hand basin, tiled walls and double glazed window.

## **OUTSIDE**

### **FRONT & SIDE GARDEN**

Being on a corner plot there are great size front and side gardens, mainly laid to lawn, low level brick and fenced wall, gate to the front, a block paved driveway for parking for several vehicles, a detached garage and gate to the enclosed rear garden.

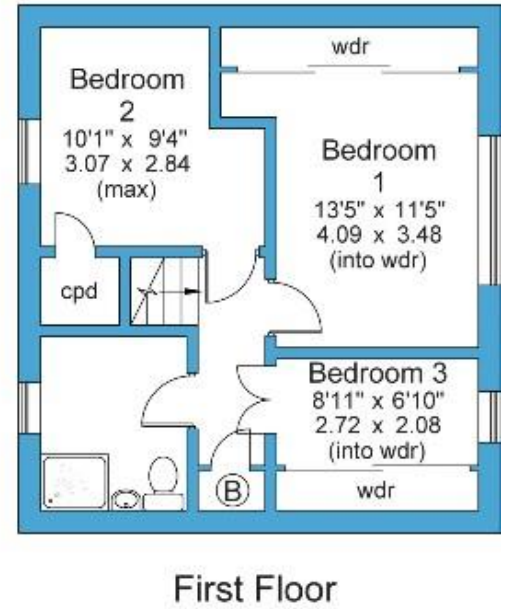
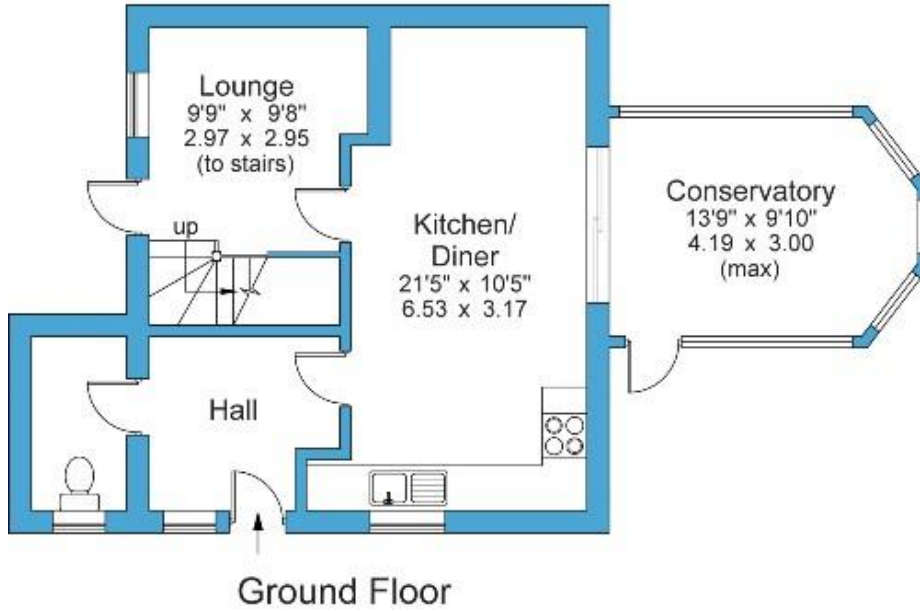
### **REAR GARDEN**

Fully enclosed, decking area, mainly laid to lawn flower and shrub borders, gate to the driveway and garage.





Approx Gross Floor Area = 1023 Sq. Feet  
= 94.83 Sq. Metres



For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b> (92-100) <b>A</b> (81-91) <b>B</b> (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> <b>Not energy efficient - higher running costs</b>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92-100) <b>A</b> (81-91) <b>B</b> (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> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>	
	78		77
61		59	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### AGENTS NOTES:

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