



South Ridge | Kippax | LS25 7NE

£185,000

Three Bedroom Semi-Detached Property | Council Tax Band A | EPC Rating TBC

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* THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN *
LARGE REAR GARDEN * BLANK CANVAS TO MAKE YOUR OWN
MARK ON *

Introducing this three-bedroom semi-detached house, offering an excellent opportunity for buyers looking to make a property their own. This house is a canvas for the creative, as it requires modernising – a chance to shape a beautiful home to your own style and specifications, although the gas boiler was newly installed in 2019. Another unique feature of this property is that it comes with NO ONWARD CHAIN, simplifying the purchasing process.

The property situates itself in a small cul de sac location, providing a peaceful environment away from the hustle and bustle. The ground floor hosts a spacious reception room, characterised by large windows that fill the space with natural light. The room also boasts a delightful garden view, perfect for relaxation. The reception room also contains a dining area, making it ideal for entertaining and family meals. There is a good sized dining kitchen, plus a potential utility area, or extra space for everyday meal preparation.

Sleeping accommodation is generous, with three bedrooms on offer. The master bedroom is a double, offering ample space for furnishings. A second double bedroom provides additional comfortable accommodation. The third bedroom is a single, perfect for a child's room or home office. The property also features a shower room, ready for updating to your personal taste.

To the rear of the property, the garden offers a perfect outdoor space for relaxation or outdoor activities. There is a tiered large rear garden, with a patio area and a lawned area. This semi-detached house is a fantastic opportunity for those looking to put their stamp on a property!

Entrance Vestibule

Radiator, stairs to first floor landing, double-glazed entrance front door, door to:

Lounge/Diner 5.99m x 3.48m (19'8" x 11'5")

Double-glazed window to rear, double-glazed window to front, two radiators, four wall light points, coving to

ceiling, decorative coal effect electric fire with tiled surround, door to:

Dining Kitchen 2.87mmin x 3.35m (9'5"min x 11'0")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, tiled splash backs, plumbing for automatic washing machine, gas point for cooker, double-glazed window to rear, radiator, tiled flooring, open plan, door to:

Kitchen Area 2.90m min x 1.91m max (9'6" min x 6'3" max)

Double-glazed window to side, tiled flooring, door to under-stairs storage cupboard.

Landing

Door to built-in storage cupboard, which houses gas boiler (installed in 2019).

Bedroom 1 3.12m x 3.53m max (10'3" x 11'7" max)

Double-glazed window to front, radiator, door to over-stairs storage cupboard.

Bedroom 2 2.77m max x 4.14m max (9'1" max x 13'7" max)

L shaped room.

Double-glazed window to rear, radiator.

Bedroom 3 3.30m x 1.93m (10'10" x 6'4")

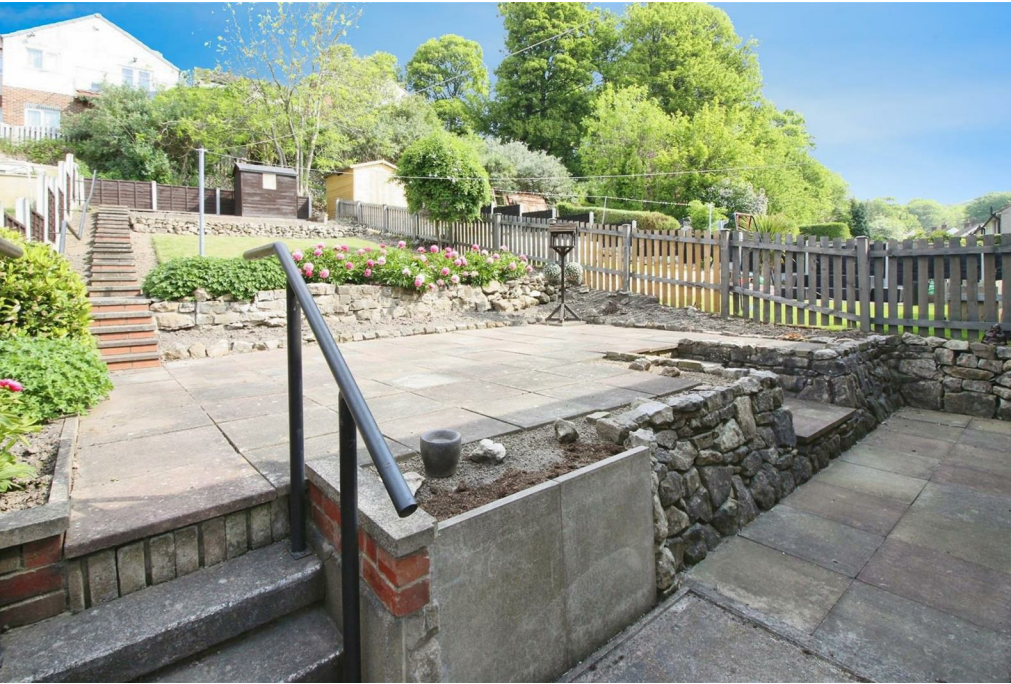
Double-glazed window to front, radiator.

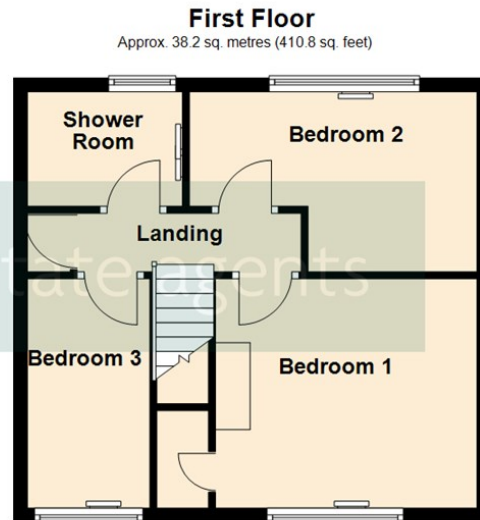
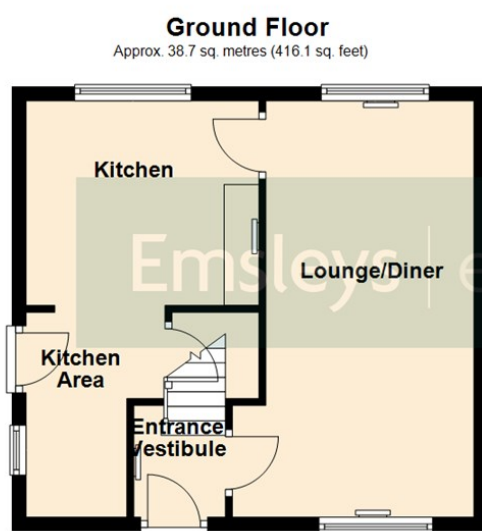
Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled surround, double-glazed window to rear, radiator.

Outside

There is a graveled garden to the front, with path leading to front and side entrance door. To the rear, there is a large garden which is tiered. There is a paved patio seating area which steps up to a lawned garden. In addition, there is a garden shed.





Total area: approx. 76.8 sq. metres (826.9 sq. feet)

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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