

Mike
Dobson



26 South Ridge
Kippax, Leeds, LS25 7NE

£190,000

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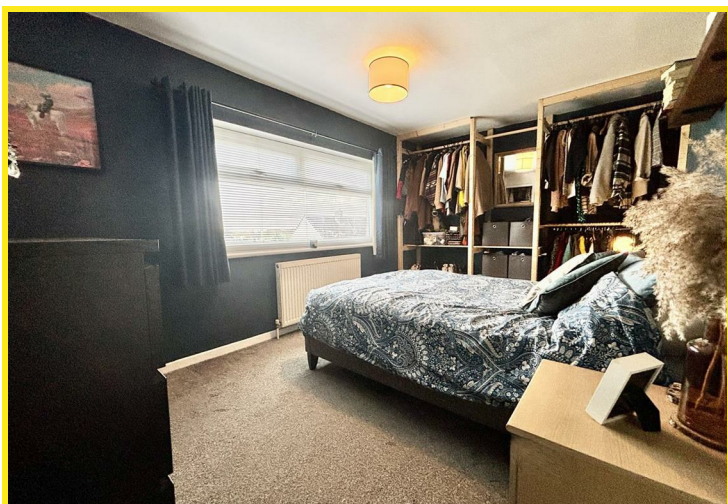
Nestled in the charming area of South Ridge, Kippax, Leeds, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property has undergone a thoughtful programme of improvements by the current owner, ensuring a modern and inviting atmosphere throughout.

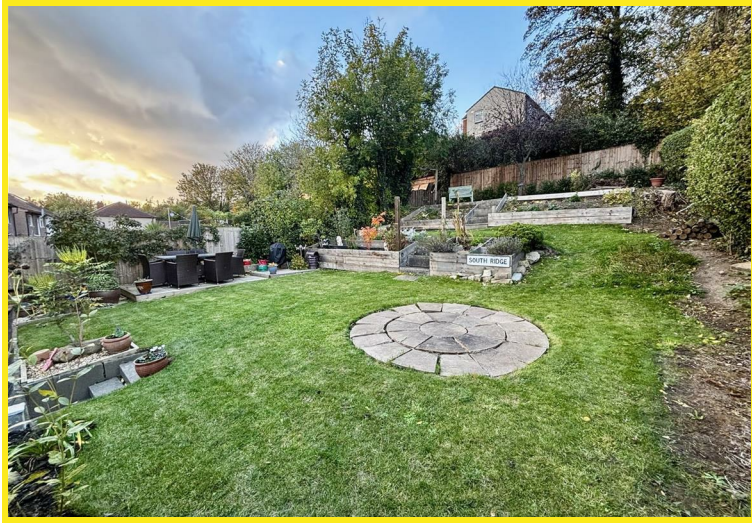
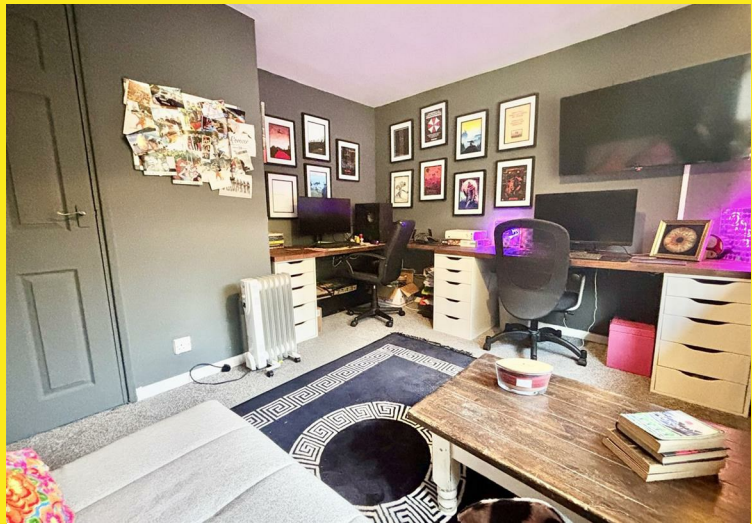
Upon entering, you will find a spacious reception room that features a cosy wood burner, perfect for those chilly evenings. The lounge seamlessly flows into a well-appointed kitchen/diner, with both the lounge and kitchen boasting stylish LVT flooring, enhancing both aesthetics and practicality. The main bedroom offers a storage cupboard over the stairs, as well as fitted rails and shelving, creating a unique wardrobe space, while the second bedroom also provides ample storage space for personal belongings.

The bathroom comprises of a three-piece white suite, including a shower over the bath, a pedestal wash basin, and a low flush WC, catering to all your daily needs. The property also benefits from PVCu double glazing and gas central heating with a new combination boiler fitted in 2023, enhancing the energy efficiency of the home.

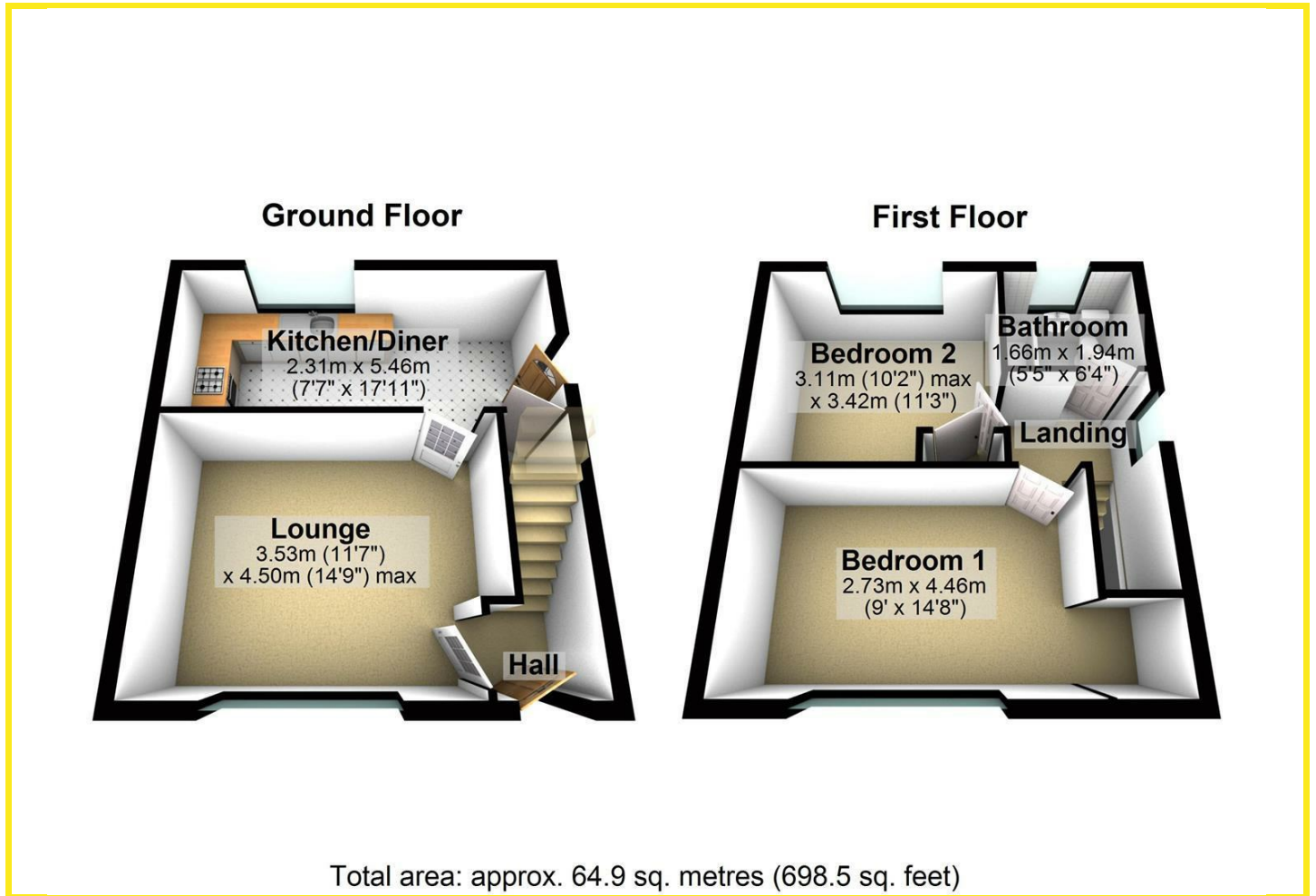
Outside, the property benefits from off-road parking for up to three vehicles, a significant advantage in this desirable location. There is a newly built garage, offering security for your car or extra storage space, complete with an electric shutter door. The landscaped tiered garden to the rear is a true highlight, featuring various seating areas, a BBQ area for entertaining, a lush lawn, and raised planters filled with a variety of plants and trees, creating a tranquil outdoor retreat.

This semi-detached house not only offers comfortable living spaces but also a wonderful garden for relaxation and enjoyment. With its modern improvements and convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax office turn left to the mini roundabout taking the second exit right onto Leeds Road, take the second turning left onto Westfield Lane, first left onto The Drive, follow the road down taking the second right onto South Ridge where the property can be found on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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