



3 Bed  
House - Semi-  
Detached  
located in  
Leeds

Starting Bid £200,000



Valley Ridge  
Kippax  
Leeds  
LS25 7DG

**\*\*MODERN METHOD OF AUCTION\*\* IDEAL INVESTMENT OPPORTUNITY\*\***

#### Lead In

This property is offered for sale by the Modern Method of Auction, providing buyers with an excellent opportunity to secure a home with significant potential.

Marketed by Logic Real Estate, this property has undergone partial renovation by the current owners and offers a fantastic project for those looking to complete and personalise a home to their own taste.

Originally a two-bedroom semi-detached property, the home has been reconfigured with a loft conversion, creating space for a master bedroom with ensuite. Much of the key work has already been completed, with fixtures, fittings, electrics and structural elements in place, leaving the next owner the opportunity to finish the property and bring the original vision to life.

Internally, the property offers spacious accommodation and excellent potential for further improvement. Externally, the home benefits from off-street parking and a rear garden, adding to its overall appeal.

Situated on a highly sought-after street within the Kippax area of Leeds, the property is well placed for a wide range of buyers. The location offers excellent local schools, convenient access to Leeds city centre, nearby town centres, and strong rail and bus transport links, making it ideal for commuters and families alike.

With its attractive guide price and development potential, this property is expected to generate strong interest.

To register your interest or arrange further details, please contact Logic Real Estate.

#### Entrance Porch

4'6" x 3'5"

Access to the kitchen diner. Central heated radiator.

#### Kitchen Diner

14'2" x 7'11"

Modern range of high and low level kitchen units in shaker style. Integrated oven with hob and extractor hood over. One and half bowl sink with chrome tap over. Central heated radiator. UPVC door giving access to the rear. UPVC double glazed window to the rear elevation.

#### Hallway

3'3" x 10'10"

Access to the kitchen diner. Wood effect flooring. Central heated radiator.

#### Living Room

9'3" x 19'2"

Feature fire with hearth and surround. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and rear.

#### Landing

6'8" x 13'8"

Access to both bedrooms and the main bathroom. UPVC double glazed frosted window to the side elevation.

#### Bedroom One

10'5" x 9'11"

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Bedroom Two

10'5" x 9'

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bathroom

6'6" x 5'2"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Panel bath with chrome taps and mains feed shower attachment. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear.

#### Bedroom Three

13'7" x 14'5"

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed skylights to the front elevation. UPVC double glazed window to the rear.

#### En Suite

6'8" x 3'8"

Option to reconnect plumbing for appliances. UPVC double glazed frosted window to the rear.

#### External

A private driveway to the front provides off-road parking, with scope for further landscaping or enhancement.

To the rear, the property benefits from a generous and enclosed garden, ideal for families and outdoor entertaining. The space is mainly laid to lawn, complemented by a gravelled seating area and established boundary fencing





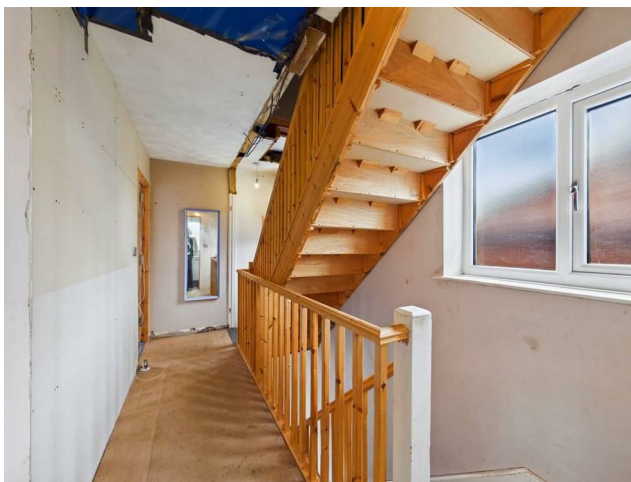
for privacy. There is ample room for children's play equipment, gardening, or further landscaping to suit individual preferences. The garden offers a pleasant balance of open space and greenery, making it a versatile extension of the home.

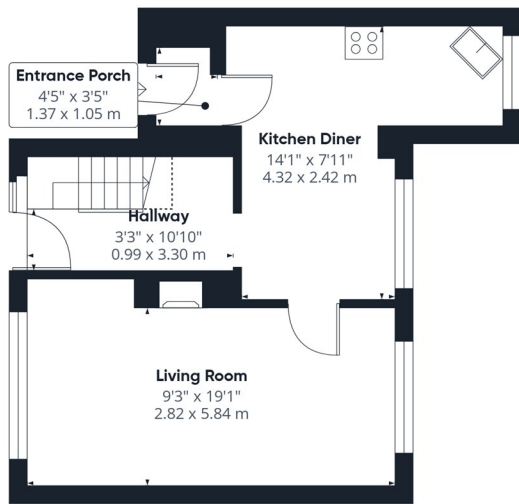
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

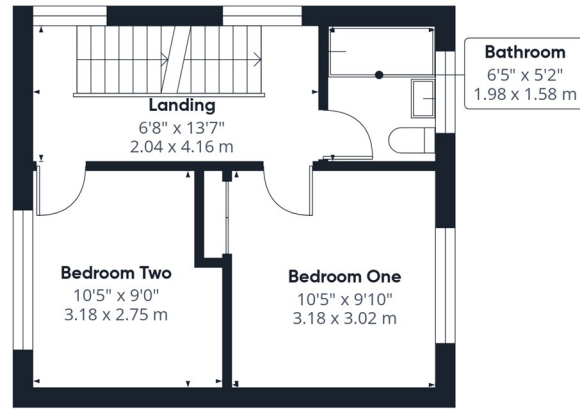
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

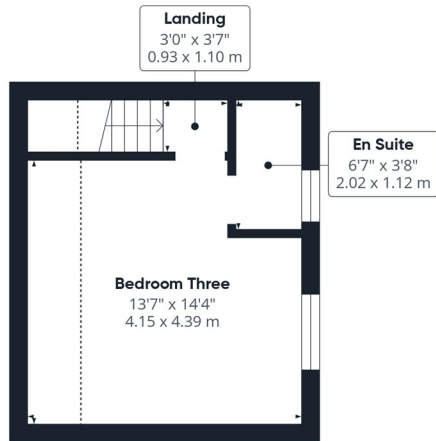




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

934 ft<sup>2</sup>  
86.8 m<sup>2</sup>

Reduced headroom

45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

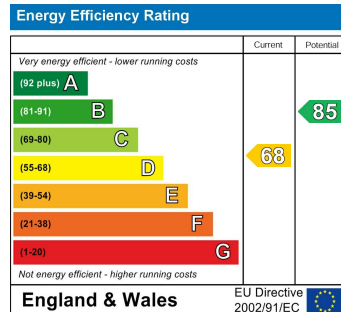
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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