

HUNTERS[®]

HERE TO GET *you* THERE



Haddon Road

Leeds, LS4 2JE

£220,000



Council Tax: A



3 Haddon Road

Leeds, LS4 2JE

£220,000



- Brick type terraced
- Two double sized bedrooms
- Open-plan living and kitchen
- Integrated oven and dishwasher
- Two bathrooms including ensuite-style
- Period fireplace and wood floors
- Useful cellar storage space
- Enclosed private front garden
- Good public transport to Leeds
- Perfect for first time buyers

For sale: a two-bedroom brick terraced house in the LS4 area of Leeds, well placed for local amenities, schools and green spaces.

The property offers an open-plan reception room and fitted kitchen with a hardwood floor. The kitchen includes an integrated oven, integrated dishwasher and a worktop with tiled splashback. There is useful cellar storage.

Upstairs, there are two DOUBLE sized bedrooms. The first bedroom features a wood floor and a period fireplace. The second double bedroom with a dormer type window provides further comfortable sleeping space. The main bathroom on the first floor includes a shower over bath, pedestal sink and toilet with a tiled floor. An additional bathroom offers a tiled shower, matching sink and toilet, Velux-type window and extractor fan unit, providing an ensuite-style arrangement.

Externally, the enclosed front garden provides a safe and private outdoor space suitable for entertaining and alfresco dining.

The location offers access to public transport links into Leeds city centre and surrounding areas, along with nearby schools and everyday local amenities. Residents benefit from nearby green spaces, walking routes and cycling routes, supporting an active lifestyle within an urban setting.

This terraced house, presented in good condition, will appeal in particular to first-time buyers and investors seeking a well-located two-bedroom home for sale in Leeds.

Please note: the property, being an older terraced house, includes a bedroom within the roof space. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance with the current regulations.

KITCHEN

11'9" x 5'2" (3.60m x 1.60m)

LIVING ROOM

14'11" x 12'3" (4.55m x 3.75m)

BEDROOM ONE

14'7" x 10'10" (4.45m x 3.32m)

BATHROOM

9'6" x 6'9" (2.92m x 2.06m)

BEDROOM TWO

11'8" x 11'5" (3.57m x 3.49m)

SHOWER ROOM

6'9" x 6'2" (2.06m x 1.90m)

CELLAR

16'7" x 12'2" (5.07m x 3.71m)

CELLAR

9'5" x 5'6" (2.88m x 1.68m)



Road Map



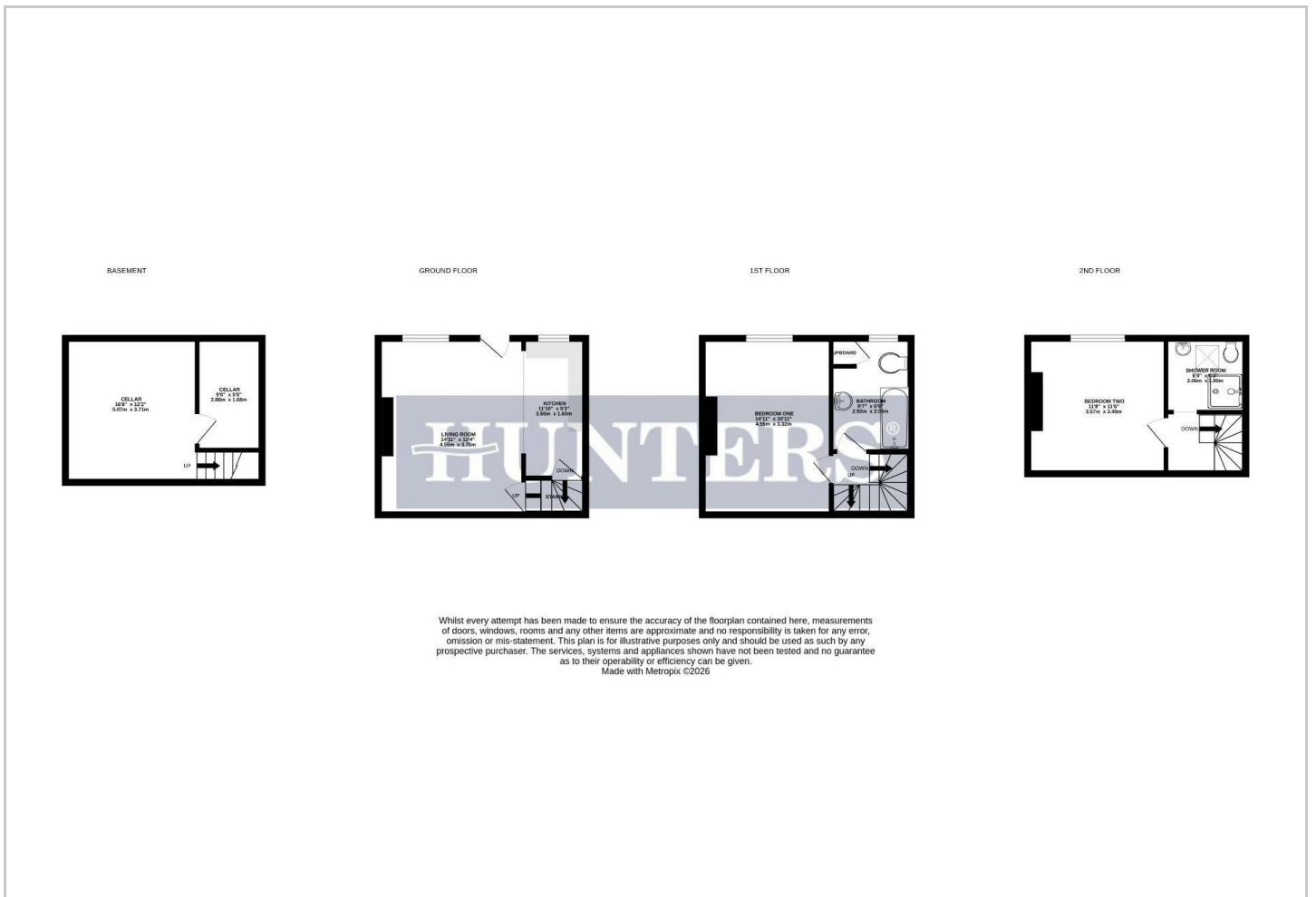
Hybrid Map



Terrain Map



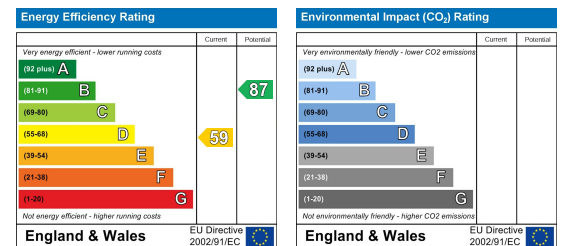
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.