



Haddon Avenue, Leeds LS4 2JF

welcome to

Haddon Avenue, Leeds

Nicely presented mid terrace house offering two double bedrooms, a useful storage cellar and a stylish four piece bathroom. Benefiting from a private front garden, excellent travel links to Leeds and surrounding areas, and close proximity to scenic riverside and canal walks along with green spaces.



Ground Floor

Lounge

A bright and airy room with an attractive fireplace and a door leading to the stairs to the first floor.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances.

Lower Ground Floor

Cellar

A fabulous and useable storage space in the cellar with a front access door.

First Floor

Bedroom One

A spacious double bedroom with ample room for free standing furniture and having an original Victorian feature fireplace.

Bathroom

The bathroom is fitted with a four piece suite comprising a bath, separate shower cubicle, wc and hand basin.

Second Floor

Bedroom Two

A double bedroom with space for free standing furniture.

Second Floor Landing

A generous stairs landing storage area.

Externally

To the front there is a private garden, laid to lawn with an Indian stone path leading to the front door.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.



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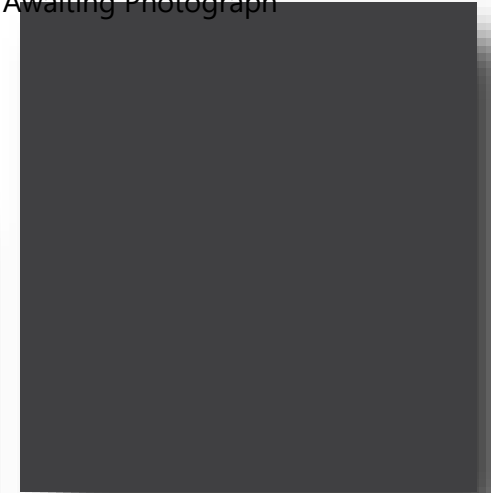
- NICELY PRESENTED MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- NEWLY RENOVATED KITCHEN
- FOUR PIECE BATHROOM
- PRIVATE FRONT GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£200,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA110085 - 0003

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