

# Castlehill

Estate & Letting Agents

15 Haddon Avenue, Leeds  
LS4 2JF

£199,950 Region



- Three/four bedroomed terrace
- Bathroom w/c & shower room w/c
- Attractive enclosed paved garden
- Close to leisure & shopping amenities
- Easy access into Leeds city centre
- Let on a rolling tenancies





**A THREE/FOUR BEDROOMED MID TERRACED BACK TO BACK WITH A PAVED ENCLOSED FRONT GARDEN, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO THE EXTENSIVE LEISURE AND SHOPPING AMENITIES OFF KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE VIA ROAD, BUS AND CYCLE PATHS.**

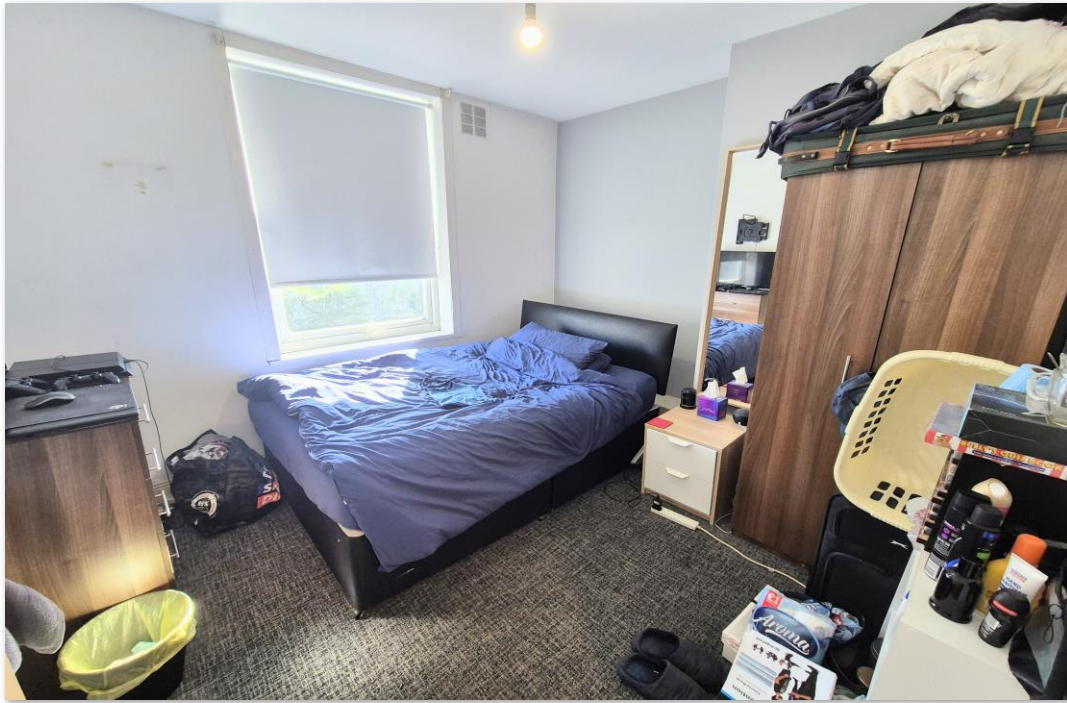
The property is currently let to four people on individual rolling monthly contracts at circa £1,788 pcm including bills and council tax. The deceptively spacious accommodation comprises of an open plan lounge and kitchen, a lower ground floor double bedroom and shower room w/c, a first floor double bedroom, a single bedroom and a bathroom w/c with a further double bedroom on the top floor with walk-in wardrobe area into the eves.

Externally, there is an attractive enclosed paved garden to the front.

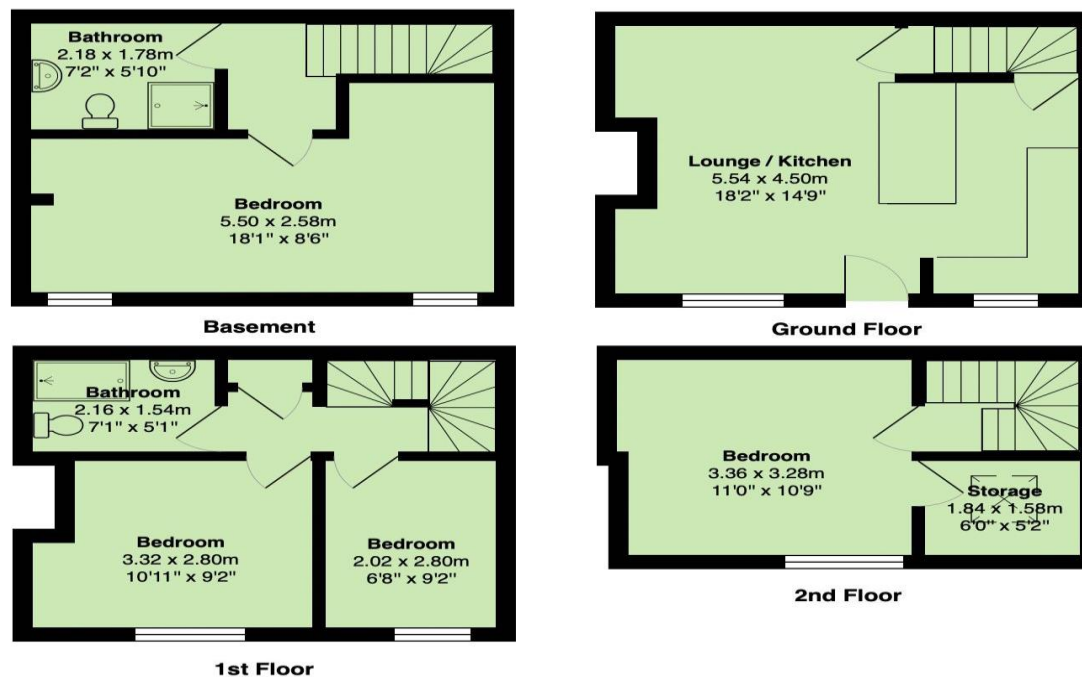
An ideal investment purchase, either to run as an on-going concern or further improve and re-let once vacant possession is gained.











Total Area: 90.6 m<sup>2</sup> ... 975 ft<sup>2</sup>

**Tenure** Freehold  
**Council Tax Band** A  
**Possession** Sold subject to existing tenancies

#### Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

#### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

#### Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

#### Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

#### Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/leeds-city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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