



## 22 Haddon Avenue

Burley, Leeds, LS4 2JF

Price £160,000 Freehold





Offered to the market with the benefit of no upper chain, this brick built, mid back-to-back terrace property is located close to local amenities with excellent access to Leeds City Centre and the University. The property benefits from uPVC double glazing and gas central heating throughout, and provides spacious two bedroom accommodation set over three floors. In addition, there is a useful cellar and a garden to the front.

#### Location

Burley is a popular residential area of Leeds, approximately 1 mile north-west of Leeds city centre, in close proximity to Headingley and Leeds University. Haddon Avenue is located just off the A65 Kirkstall Road which is a main bus route, and Burley Park Railway station is less than half a mile away.

#### Accommodation

A spacious lounge enjoys laminate flooring, a gas fire, built in cupboards to one alcove and period coving with a ceiling rose. The modern kitchen includes a range of base, wall and drawer units with contrasting worktops incorporating a sink with drainer and mixer tap. There is an integrated electric oven and hob with extractor hood above and tiled splashbacks. A door leads to a useful cellar with storage space, lighting, power and plumbing for washing machine.

To the first floor there is a good sized double bedroom with a decorative fireplace. The bathroom enjoys a three piece suite comprising: WC, wash hand basin and bath, with storage to the airing cupboard. On the second floor, there is a further double bedroom with a dormer window and access to eaves storage.

Externally, at the front of the property there is a lawned garden with pathway and stairs leading to the property and borders of mature hedges, plants and shrubs.

Council tax band: A  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A



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