



25 Haddon Road

Burley, Leeds, LS4 2JE

Offers In The Region Of £160,000 Freehold





Offered to the market as an investment sale with a tenant in situ is this brick built, mid back-to-back terrace property. Located on the outskirts of Leeds City Centre, close to local amenities 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 an enclosed 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 Road 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 uPVC door leads directly into a spacious lounge with high ceiling, period coving, ceiling rose and an original fitted double cupboard to one alcove. The kitchen benefits from a range of white base, wall, and drawer units with contrasting work surfaces incorporating a stainless steel sink with drainer and mixer tap, and a four ring electric hob with an extractor hood above. There is an integrated oven, plumbing for a washing machine, space for a fridge freezer and tiled splashback. A door gives access to the useful cellar which also has its own external access with stairs leading up to the garden.

An enclosed staircase leads up to the first floor accommodation which provides a spacious double bedroom with a fitted cupboard to one alcove. The bathroom enjoys a white three-piece suite comprising: bath with shower over and glass shower screen, wash hand basin, and WC. With part tiled walls and fitted double cupboard. From the landing, a further enclosed staircase leads up to the attic which provides a further double bedroom with dormer window to the front elevation.

To the front of the property is a good size garden enclosed by fenced boundaries which gives a degree of privacy. The garden is predominantly laid to lawn with a paved pathway.

Tenancy

The property is currently subject to an Assured Shorthold Tenancy which is currently holding over on a contractual monthly basis and has a passing rent of £620pcm – which is next eligible for uplift in March 2025.



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

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