



## 21 Haddon Road

Burley, Leeds, LS4 2JE

£165,000 Freehold







Available for immediate occupation is this deceptively spacious, 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

Access is gained directly into a spacious lounge with high ceiling, period coving, a wall mounted gas fire and built in shelves 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 gas hob with an extractor hood above. There is an integrated oven, plumbing for a washing machine, and space for a fridge. A door gives access to the useful cellar which houses the utility meters and the boiler.

An enclosed staircase leads up to the first floor accommodation which provides a spacious double bedroom with feature fireplace to the chimney breast. The generous 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, heated towel rail and fitted double cupboard. From the landing, a further enclosed staircase leads up to the attic which provides a second double bedroom, with a dormer window to the front elevation and a feature fireplace.

To the front of the property is a good size garden enclosed by fenced boundaries and mature shrubs which give a degree of privacy. The lawned garden has a central paved pathway and a border to one side with mature plants.

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



[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.