



32 Haddon Avenue

Burley, Leeds, LS4 2JF

£165,000 Freehold





Offered to the market with no upper chain, this deceptively spacious, brick built, mid back-to-back terrace property is located on the outskirts of Leeds City Centre, close to local amenities and the University. Benefitting from uPVC double glazing and gas central heating throughout, the property provides a generous lounge, kitchen, two double bedrooms and bathroom. In addition, there is a useful cellar and a garden to the front.

Location

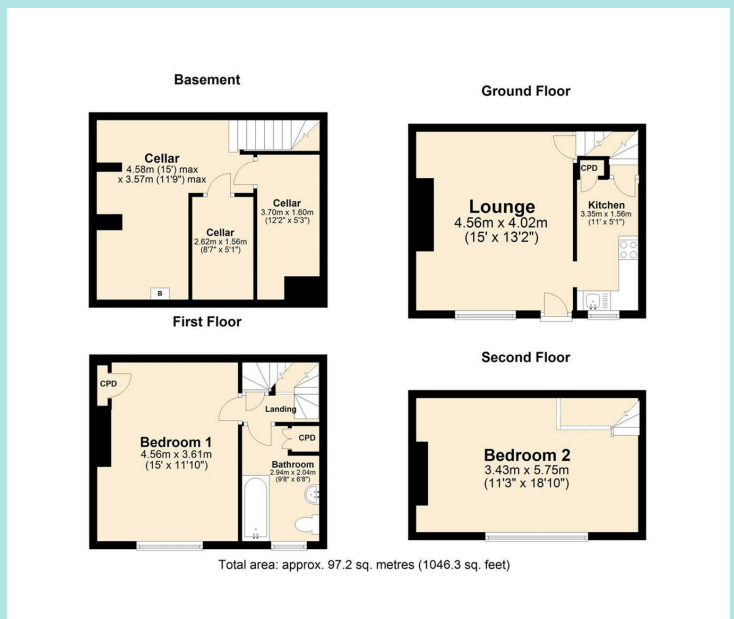
Burley is a popular residential area of Leeds, approximately 1 mile north-west of Leeds city centre, in close proximity to Headingley and Leeds University. Haddon Avenue is located just off the A65 Kirkstall Road which is a main bus route, and Burley Park Railway station is less than half a mile away.

Accommodation

A timber door with stained glass light panel above leads directly into the spacious lounge with high ceiling and period coving. 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 four ring electric hob with an extractor hood above. There is an integrated oven 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 fitted cupboard to one alcove. The generous bathroom enjoys a white three-piece suite comprising: bath with shower over, wash hand basin and WC. With part tiled walls and a 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.

To the front of the property is a good sized lawn garden with a central paved pathway and borders with mature plants and shrubs. Steps lead down to a former access door to the cellar which has been bricked up. There is a metal security gate fitted to the front door.



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

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