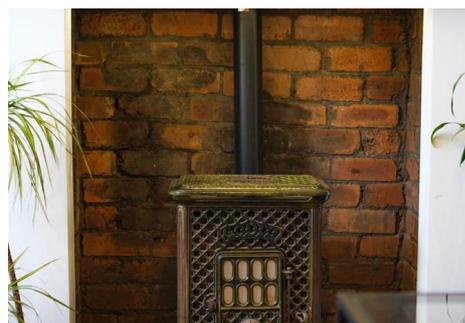
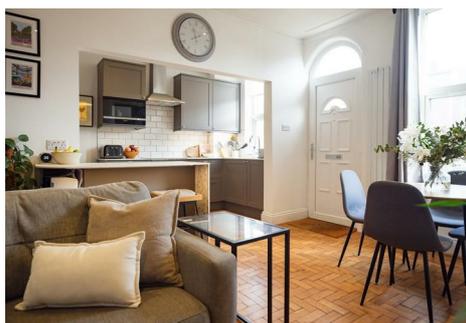
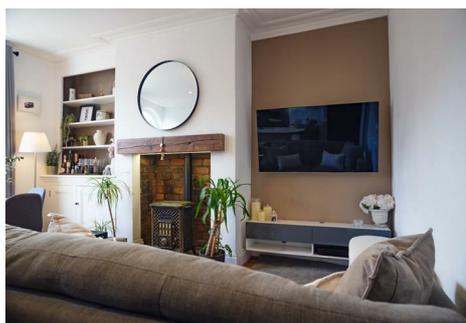




RESIDENTIAL



## 11 Haddon Place, Leeds, LS4 2JU

Guide price £265,000

- Fully renovated mid-terrace home finished to a high standard throughout
- Open-plan kitchen living featuring a stunning fireplace, built-in bar, and contemporary kitchen with island
- Off-street parking
- Three double bedrooms and three bathrooms
- Beautiful Indian stone patio area ideal for outdoor dining and relaxation
- Prime location just off Kirkstall Road, close to local amenities and excellent transport links into Leeds city centre

# 11 Haddon Place, Leeds LS4 2JU

Situated just off the ever-popular Kirkstall Road, this beautifully renovated three double bedroom, three bathroom mid-terrace home offers an exceptional standard of modern living in a highly convenient location. Thoughtfully redesigned throughout, the property effortlessly combines character and contemporary style, creating a home that is both elegant and practical.

The spacious lounge provides a real focal point, featuring a stunning fireplace and bespoke built-in bar, flowing seamlessly through an open archway into a sleek, modern kitchen complete with island - the perfect setting for entertaining family and friends. Each of the three bathrooms has been finished to a high specification, complementing the generous double bedrooms and ensuring comfort and flexibility for modern living.

Externally, the property continues to impress with off-street parking and a beautifully laid Indian stone patio, offering a stylish outdoor space ideal for relaxing or hosting in the warmer months.

Perfectly positioned close to local amenities, excellent transport links, and Leeds city centre, this turnkey home presents an outstanding opportunity for professionals, families, or

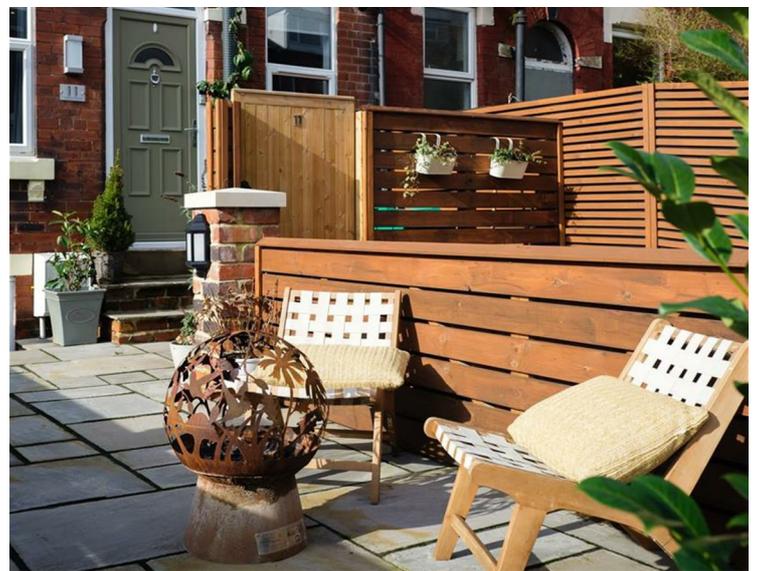


Council Tax Band:











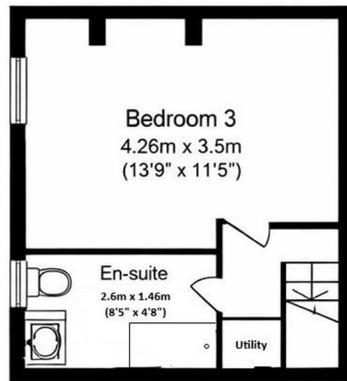
## Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

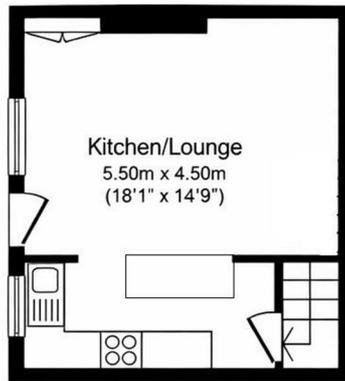
## EPC Rating:

D

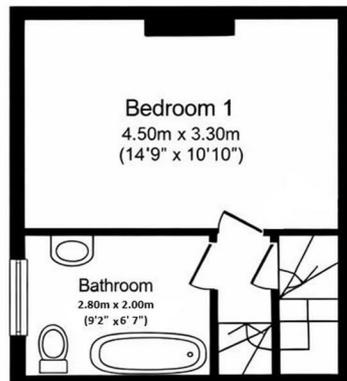
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



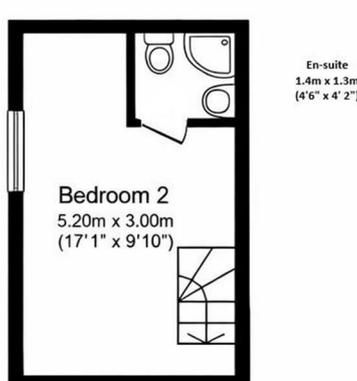
**Basement**



**Ground Floor**



**First floor**



**Second Floor**

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. No details are guaranteed and cannot be relied upon or form part of any agreement. No liability is taken for any error, omission, or misstatement.