Castlehill

Estate & Letting Agents

12 Haddon Place, Leeds
LS4 2JU

£239,950 Region



- **Spacious & stylish mid terrace**
- **Four/five bedrooms, bathroom w/c & shower room w/c**
- **No chain, ideal investment or private home**
- **Lounge, modern kitchen & dining room**
- **Close to Leeds centre & extensive amenities**
- **C4 lawful use certificate**



The Property Ombudsman

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales and Lettings Specialist in North Leeds

A FANTASTIC VERY WELL PRESENTED FOUR/FIVE BEDROOMED MID TERRACE WITH A LOW MAINTENANCE FRONT GARDEN ENJOYING A SUNNY AFTERNOON/EVENING ASPECT, OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION, IDEAL FOR INVESTMENT OR PRIVATE OCCUPATION, SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, A SHORT WALK TO THE EXTENSIVE LEISURE AND SHOPPING AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The stylishly presented accommodation comprises a modern fitted kitchen and lounge on the ground floor, a lower ground floor dining room or fifth bedroom, a small utility room and a shower room w/c, two first floor bedrooms and bathroom w/c and a two further bedrooms on the top floor. Outside, there is a good-sized low maintenance front garden and ample on street parking.

The property has a C4 lawful use certificate allowing buyers to let the property on a HMO basis either as a four bed or as a 5 bed by utilising the dining room as a fifth bedroom, subject to HMO Licencing. The seller has previously held a HMO Licence which has since expired. Equally it is suitable for private/first time buyers wanting a spacious home ready to move into. Contents also available by negotiation, keeping potential set up costs to a minimum.

Point to note: The seller has provided the internal photographs.





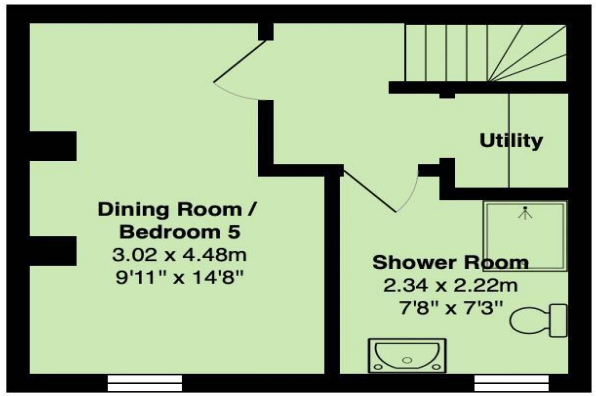




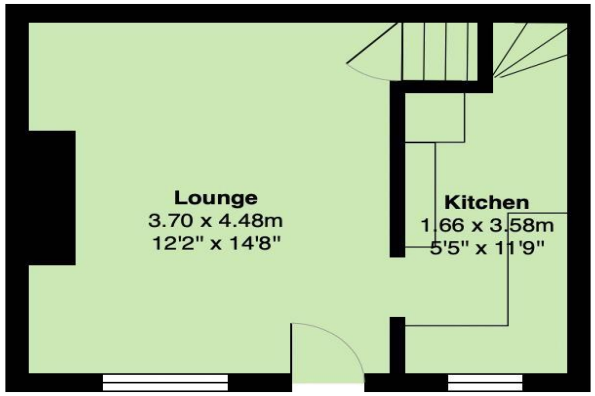




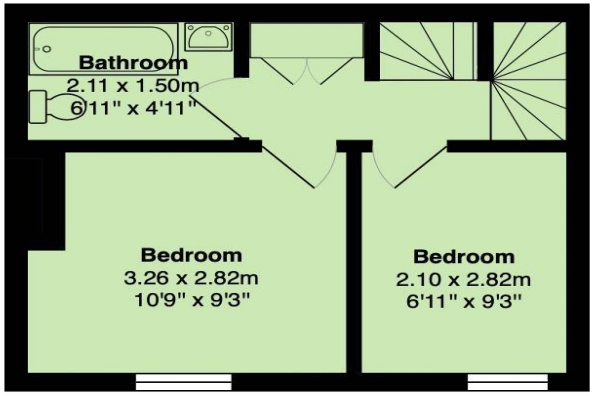
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



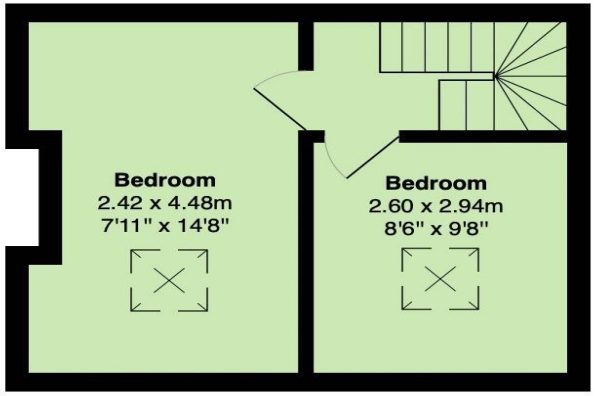
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 96.6 m² ... 1040 ft²

Tenure Freehold **Council Tax Band** A
Possession Vacant possession on completion
Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.
Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.
Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of of address. The fee for these checks is £36 including vat per purchaser.
House in Multiple Occupation (HMO) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.
The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.
Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.