



## 29 Haddon Place, Leeds, West Yorkshire, LS4 2JU

An attractive and comfortable, two bedroom, mid terraced house in Kirkstall.

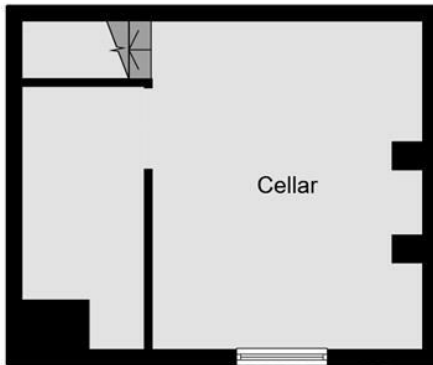
With a bright and welcoming secluded front garden, the property benefits from a large, high ceilinged living room containing a feature fire surround. The separate kitchen has fully integrated appliances and provides access to the basement storage and laundry.

Upstairs, the house bathroom contains a bath and a separate shower. Both bedrooms are large, bright rooms and the top floor includes a large Velux window.

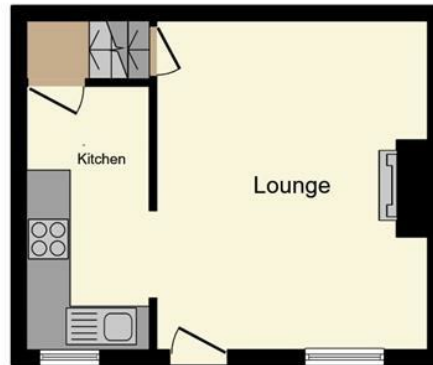
Haddon Place is located just off Kirkstall Road, with supermarkets, gyms and shopping facilities less than 0.5 miles away. Bus routes from the bottom of the street depart regularly into the city centre.

**£190,000**

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Cellar



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	