



Dawlish Terrace | East End Park | LS9 9HB

£140,000

Three bedroom house | Council Tax Band A | EPC rating D

Emsleys | estate agents

*****VERY WELL PRESENTED THREE BEDROOM MID TERRACE *
CLOSE TO LEEDS CITY CENTRE*****

This three bedroom back to back mid-terrace is a must see. The accommodation has been maintained to a very good standard and offers gas central heating and double-glazing. The property has modern and neutral decoration throughout with modern fixtures and fittings.

The accommodation is set out over four floors and briefly comprises: To the lower floor a useful storage cellar, the ground floor has a living room and modern fitted dining/kitchen. To the first floor a large double bedroom, a single bedroom and bathroom. To the second floor a good sized landing/study area and a further double bedroom with a dormer window. Outside there is a courtyard to the front and street lined parking.

East End Park is conveniently placed for commuters requiring access to the centre of Leeds with main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 Link Road. The A64 offers routes both to the city centre and to more local shopping districts at Killingbeck, Halton and Crossgates. The area is also conveniently placed for St James Hospital.

Viewing is highly recommended, to appreciate the standard of quality on offer!

Ground floor

Lounge 5.05m x 3.73m (max) (16'7" x 12'3" (max))

Enter the property through a PVCu double-glazed door to a spacious lounge with useful built-in cupboards to the chimney breast recess, central heating radiator and box bay window to the front.

Access to a staircase leading to the first floor.

Kitchen/Diner 3.05m x 3.53m (max) (10' x 11'7" (max))

A good size dining/kitchen fitted with wall and base level units with work surfaces over. Integrated electric oven and gas hob, space for a tall fridge/freezer and plumbing for a washing machine. Window to the front and a central heating radiator. A door opens to the cellar head.

Cellar

Useful storage area for none perishable items. Pre-payment meters are located in the cellar.

First floor

Landing

Bedroom One 4.14m x 3.76m (max) (13'7" x 12'4" (max))

A large double bedroom with a period fireplace, a central heating radiator and a window to the front.

Bedroom Three 2.34m x 2.11m (max) (7'8" x 6'11" (max))

A single bedroom with a central heating radiator and window to the front.

Bathroom

Fitted with a white three piece bathroom suite with W.C , pedestal wash hand basin and panelled bath with a shower over.

Second floor

Study 2.95m x 3.51m (max) (9'8" x 11'6" (max))

To the second floor is a useful area that has been turned into a study with desk and bookcases supplied.

Bedroom Two 4.14m x 3.76m (max) (13'7" x 12'4" (max))

This good size double bedroom has a central heating radiator and a dormer window to the front.

Exterior

To the front of the property is an enclosed front garden with a boundary wall, hand gate and a neat artificial lawn.

Directions

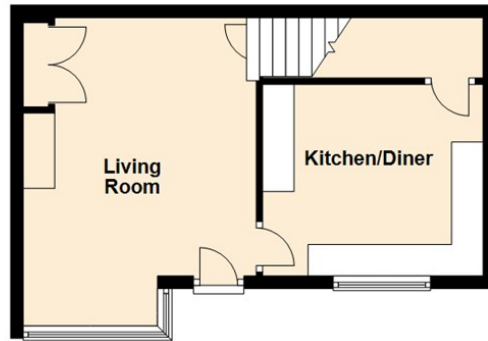
From the Crossgates office, proceed along Austhorpe Road and turn right and then left at the roundabout on to Crossgates Road. Proceed along to the end of the road and turn left on to A64 York Road. Proceed along, passing Asda on the right hand side and continue through the next three sets of traffic lights, turning left at the slip road sign

posted Cross Green Industrial estate. At the roundabout, turn left on to Ivy Street and turn left again on and continue along taking the fifth turning on the right hand side on to Dawlish Terrace. Where number 29 can be found and identified by the for sale board.



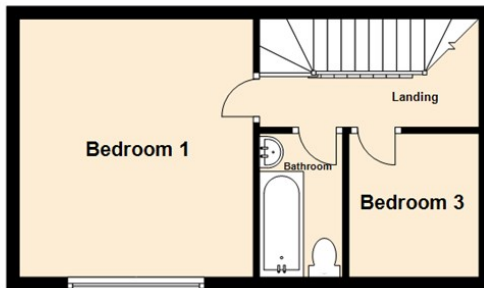
Ground Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



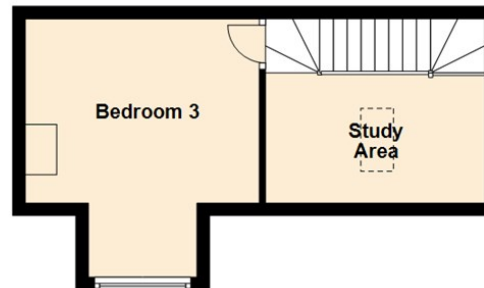
First Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



Second Floor

Approx. 23.6 sq. metres (253.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

Emsleys | estate agents