



**Dawlish Avenue, Leeds LS9 9DT**

**welcome to**

**Dawlish Avenue, Leeds**

\*\*\*GUIDE PRICE £130,000-£140,000\*\*\* William H Brown is proud to present to the market this TWO bedroom MID-TERRACE house for sale now. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945 to arrange a viewing.



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This property comprises in brief; upon entering the front door you are greeted by the lounge, kitchen and staircase rising to the first floor. To the first floor there is a landing leading to bedroom two, bathroom and staircase rising to the second floor. To the second floor there is bedroom one. Externally, to the front there is on-street parking and to the rear there is a flagged yard.

LS9 is conveniently placed for commuters requiring access to the vibrant commercial centre of Leeds with Main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and Crossgates.

### **Lounge**

13' 8" MAX x 13' 6" MAX ( 4.17m MAX x 4.11m MAX )

### **Kitchen**

14' 1" MAX x 7' 7" MAX ( 4.29m MAX x 2.31m MAX )

### **Bedroom Two**

14' MAX x 11' 4" MAX ( 4.27m MAX x 3.45m MAX )

### **Bathroom**

### **Bedroom One**

14' 4" MAX x 13' 6" MAX ( 4.37m MAX x 4.11m MAX )



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## **Dawlish Avenue, Leeds**

- \*\*\*GUIDE PRICE £130,000-£140,000\*\*\*
- MID-TERRACE HOUSE
- TWO BEDROOMS
- THREE FLOORS
- YARD TO THE REAR

Tenure: Freehold EPC Rating: D

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110553 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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