



Dunlin Fold, Leeds LS10 3UN

welcome to

Dunlin Fold, Leeds

WELL PRESENTED THROUGHOUT, TWO bedroom MID TOWN HOUSE, IDEAL FTB/INVESTMENT property, KITCHEN/DINER, spacious LIVING ROOM, TWO BEDROOMS and HOUSE BATHROOM. DRIVEWAY, GARDEN to the front and ENCLOSED REAR GARDEN.

Living Room

15' 5" x 11' 9" (4.70m x 3.58m)

uPVC double glazed door and window to the front, electric fireplace, gas central heating radiator, stairs leading to the first floor landing and access through to the kitchen.

Kitchen/Diner

11' 9" plus door recess x 11' 9" (3.58m plus door recess x 3.58m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer, part tiled walls, electric oven and hob with cooker hood over, space for washing machine and fridge freezer, gas central heating radiator, uPVC double glazed window and door to the rear.

First Floor Landing

Access to both bedrooms and house bathroom.

Bedroom One

11' 9" x 9' 1" (3.58m x 2.77m)

uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

Bedroom Two

11' 9" x 7' plus recess (3.58m x 2.13m plus recess)

uPVC double glazed windows to the front and gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with twin taps and shower over, low level flush WC, wash hand basin, fully tiled walls to all visible areas, extractor fan, storage cupboard.

Exterior

Small garden area to the front and to the rear is an

enclosed lawned garden with wall and fence boundaries and gated access. Driveway to the side of the property.





view this property online williamhbrown.co.uk/Property/MLY110269



welcome to

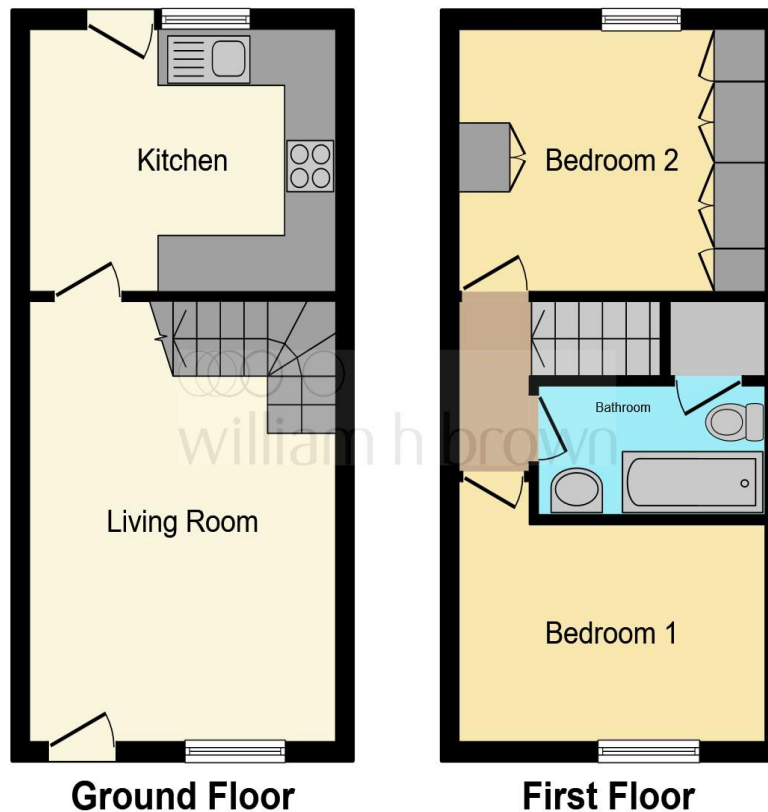
Dunlin Fold, Leeds

- Two bedroom mid town house
- Well presented throughout
- Driveway to the side
- Enclosed garden to the rear
- Ideal FTB/investment

Tenure: Freehold EPC Rating: C

offers in the region of

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/MLY110269



Property Ref:
MLY110269 - 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.

william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk