



**Dunlin Fold, Leeds LS10 3UN**



**welcome to**

## **Dunlin Fold, Leeds**

TWO bedroom END TERRACE accommodation, PERFECT FTB home/INVESTMENT opportunity, FITTED KITCHEN, LIVING ROOM, HOUSE BATHROOM, DRIVEWAY, SINGLE GARAGE and LAWNED REAR GARDEN. Having easy access to local amenities and Middleton Park.

### **Entrance Hall**

uPVC double glazed door and uPVC double glazed window, stairs leading to the first floor landing with understairs storage. Open access into the kitchen and living room.

### **Kitchen**

11' 6" x 5' 11" ( 3.51m x 1.80m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with a gas hob and fitted extractor fan, space for washing machine, dishwasher and dryer, gas central heating boiler, uPVC double glazed window to the front.

### **Living Room**

13' x 11' 9" ( 3.96m x 3.58m )

uPVC double glazed French doors to the rear, gas central heating radiator and an electric fire.

### **First Floor Landing**

Loft access and access to both bedrooms and the house bathroom.

### **Bedroom One**

8' 9" x 11' 9" ( 2.67m x 3.58m )

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

### **Bedroom Two**

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

Two uPVC double glazed windows to the front, gas central heating radiator and over stairs storage cupboard.

### **Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash

hand basin, chrome heated towel rail, uPVC double glazed window to the side.

### **Exterior**

Driveway leading to the single garage having lighting, small garden to the side and to the rear is a lawned garden with patio area and having fence boundaries.





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## Dunlin Fold, Leeds

- Two bedroom end terrace accommodation
- Driveway and garage
- Perfect FTB home/investment opportunity
- Lawned rear garden
- Easy access to local amenities

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£145,000**



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](http://www.focalagent.com)

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