

# Dawlish Mount, LS9

PROPERTY ADDRESS  
27 Dawlish Mount  
Leeds  
LS9 9DZ

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



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- Well-presented three-bedroom mid-terrace home in a popular LS9 location
- Spacious reception room with bay window plus large kitchen/dining room
- Two generous double bedrooms and versatile single/office space
- Contemporary bathroom with three-piece suite and overhead shower
- Strong investment potential with achievable rent of £1,000 pcm (approx. 7.2% gross yield)

