



Dawlish Grove, LEEDS LS9 9HD

welcome to

Dawlish Grove, LEEDS

Are you ready to FLY THE NEST? At a Guide Price of £190,000 - £200,000, this could be the PERFECT buying OPPORTUNITY for you! IDEAL for the First Time / Young Family buyer, this SUPERB end terrace home offers THREE BEDROOMS and an ENCLOSED garden space to the rear! Don't miss this, call us to view!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, and a door to the lounge.

Lounge

With a double glazed window to the front aspect, a feature fire place with a gas fire, surround, and a hearth, plus a gas central heating radiator.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes a built in dishwasher, space and plumbing for a washing machine and space for a free standing fridge freezer. Gas central heating radiator, a useful under stair storage cupboard / pantry, double glazed windows to the rear and a door leading into the sun room.

Rear Porch / Sun Room

With double glazed windows to the rear aspect, and a door lading out to the rear garden space. Useful storage cupboards, power points, power, and lighting.

First Floor Landing

With stairs rising from the ground floor and having a storage cupboard housing the gas central heating boiler.

Bedroom One

Double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear aspect, and a gas central heating radiator.

Bedroom Three

Double glazed window to the front aspect, and a gas central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c set within a vanity storage unit. Tiling to all visible areas, a heated towel rail, and a double glazed window to the rear.



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Dawlish Grove, LEEDS

- Guide Price £190,000 - £200,000
- End Terrace Home
- Three Bedrooms
- Well Presented Throughout
- Ideal First Home

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/CGT111592



Property Ref:
CGT111592 - 0005

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.

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