

# 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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01132440251

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estate agency  
differently.

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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)

