



**Dawlish Road, LEEDS LS9 9DS**

**welcome to**

**Dawlish Road, LEEDS**

READY TO INVEST or are you FLYING THE NEST? Whatever move you're looking to make, this mid terrace home is NOT TO BE MISSED! For sale with NO CHAIN and having living accommodation over three floors, this WELL MAINTAINED property also includes a useful CELLAR and a REAR YARD!



## Lounge

Having a UPVC entrance door to the front aspect, and a double glazed window to the front, Also includes a feature fireplace with an electric fire, laminate wood effect flooring, wall paneling, and a gas central heating radiator.

## Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a continuation of the laminate wood effect flooring, stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas, and a cooker hood unit over. Also includes the gas central heating boiler, a double glazed window to the rear, a door leading down to the cellar, and a door to the stairs.

## Cellar

A useful cellar space split into three sections / rooms and having lighting and ventilation bricks.

## First Floor Landing

With stairs rising from the ground floor and having a window to the rear, a generous walk in storage cupboard, and a gas central heating radiator.

## Bedroom Two

With a double glazed window to the front, floor to ceiling storage, and a gas central heating radiator.

## House Bathroom

Equipped with a four piece bathroom suite which includes a bath with taps, a separate shower cubicle, a wash hand basin set within a vanity storage unit, and the w.c. Also features part tiling, a heated towel rail, gas central heating radiator, and a double glazed window.

## Second Floor Landing

With stairs continuing from the first floor and giving access to the bedroom.

## Bedroom One

With a double glazed window to the front and a gas central heating radiator.

## Exterior

Externally the property has a yard area to the rear with both wall and fenced boundaries, plus single gated access.



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## Dawlish Road, LEEDS

- Fantastic Mid Terrace Home
- For Sale With No Chain
- Two Double Bedrooms
- Accommodation Over Three Floors
- Additional Cellar Space

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £150,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111808 - 0004

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