



Dawlish Mount, Leeds LS9 9DZ

welcome to

Dawlish Mount, Leeds

*** ATTENTION INVESTORS *** FOR SALE with TENANTS IN SITU, this well presented mid terrace home offers a FANTASTIC return on investment with the CURRENT long term tenants already in place. With a MODERN bathroom and kitchen, this property also includes a REAR YARD!



Lounge

Having the entrance door to the front aspect, and a double glazed window also to the front, a feature fire place with a gas fire, surround, and hearth, plus 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 stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas, and a cooker hood over. Also has an integrated fridge freezer, a double glazed window to the rear, and a door leading out to the rear garden. Gas central heating radiator.

Cellar

Housing the fuse box, utility meters, and the gas central heating boiler.

First Floor Landing

With stairs rising from the ground floor and having a window.

Bedroom Two

Having a double glazed window to the front, built in storage, and a gas central heating radiator.

House Bathroom

Consisting of a four piece bathroom suite comprising of a bath with taps, a separate shower cubicle, a wash hand basin set within a vanity storage unit, and the w.c. Also includes a heated towel rail, tiling to the walls and floor, plus a wall mounted storage unit, ceiling spotlights, and a double glazed frosted window.

Second Floor

With stairs rising from the ground floor and giving access to the master bedroom.

Bedroom One

Having a double glazed window to the front, built in storage, and a gas central heating radiator.

Exterior

Externally the property has a yard area to the rear with low wall boundaries and a single access gate.



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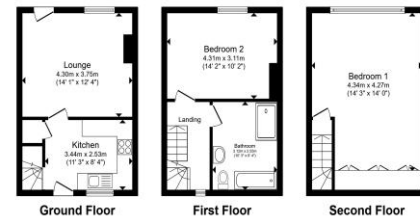
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Dawlish Mount, Leeds

- For Sale With TENANT IN SITU
- Mid Terrace Home
- Two Double Bedrooms
- Set Over Three Floors
- Additional Storage Cellar

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

£130,000



Total floor area 83.1 m² (894 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and construction are approximate. No details are guaranteed. This cannot be relied upon for any purpose and does not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybox.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112138 - 0003

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