



Dorset Road, Leeds LS8 3QL

welcome to

Dorset Road, Leeds

A well-presented two-bedroom mid-terrace home featuring a front yard and a large basement, offering versatile additional space. Conveniently located and well maintained throughout, early viewing is highly recommended.



Ground Floor

Lounge

A bright and spacious room featuring a large front double glazed window and fitted radiator. The room is enhanced by stylish spotlights to the ceiling and laminate flooring.

Kitchen

The kitchen features a front double glazed window and is fitted with a range of wall and base units. There is an integrated oven with a gas hob and extractor fan above. A door within the kitchen provides access to the basement.

First Floor

Bedroom One

A spacious double bedroom featuring a front double glazed window and fitted radiator. Bright and well presented throughout, the room is finished with laminate flooring.

Bathroom

The bathroom features a front double glazed window and is fitted with a bath, wash basin, WC, and separate shower cubicle. The room is finished with fully tiled walls and flooring.

Second Floor

Bedroom Two

A double bedroom featuring a front double glazed window and fitted radiator. Well presented throughout, the room is finished with laminate flooring.

Basement

A large basement featuring a front double glazed window. The basement can be accessed via a door from the kitchen or through its own external entrance, located within the front yard, offering excellent flexibility and additional storage or living space potential.

External

An easy-to-maintain front yard with a small set of steps leading up to the front entrance.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Dorset Road, Leeds

- MID TERRACE
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- EASY TO MAINTAIN FRONT YARD
- LARGE BASEMENT WITH EXTERNAL ACCESS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK108011 - 0004

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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