



Dawlish Street | East End Park | LS9 9ET

£190,000

Extended Two Bedroom End Terrace | Council Tax Band B | EPC Rating TBC

Emsleys | estate agents

*** EXTENDED TWO BEDROOM END TERRACE * SOLD WITH NO CHAIN ***

Presenting an end of terrace property for sale, offered in good condition and representing an excellent opportunity for first time buyers or investors looking to secure a property in a well-connected and convenient area of Leeds.

Upon entering, you are welcomed by a spacious reception room with a fireplace, ideal for relaxing. This leads you through to the well appointed oak fitted kitchen which provides practical space for cooking and dining. Double doors then open to the dining room which enjoys views across the garden. The kitchen also grants access to the rear porch - ideal for muddy boots with a convenient guest w.c

Upstairs, there are two double bedrooms. The principal bedroom benefits from built-in wardrobes, offering ample storage and the second double bedroom provides versatility for family or guests. A well-appointed shower room completes the interior accommodation.

Externally, this home boasts a generous garden, perfect for outdoor relaxation or summer gatherings. Additionally, the convenience of both private parking and a single garage enhances the practicality of the property—a sought-after feature for city living.

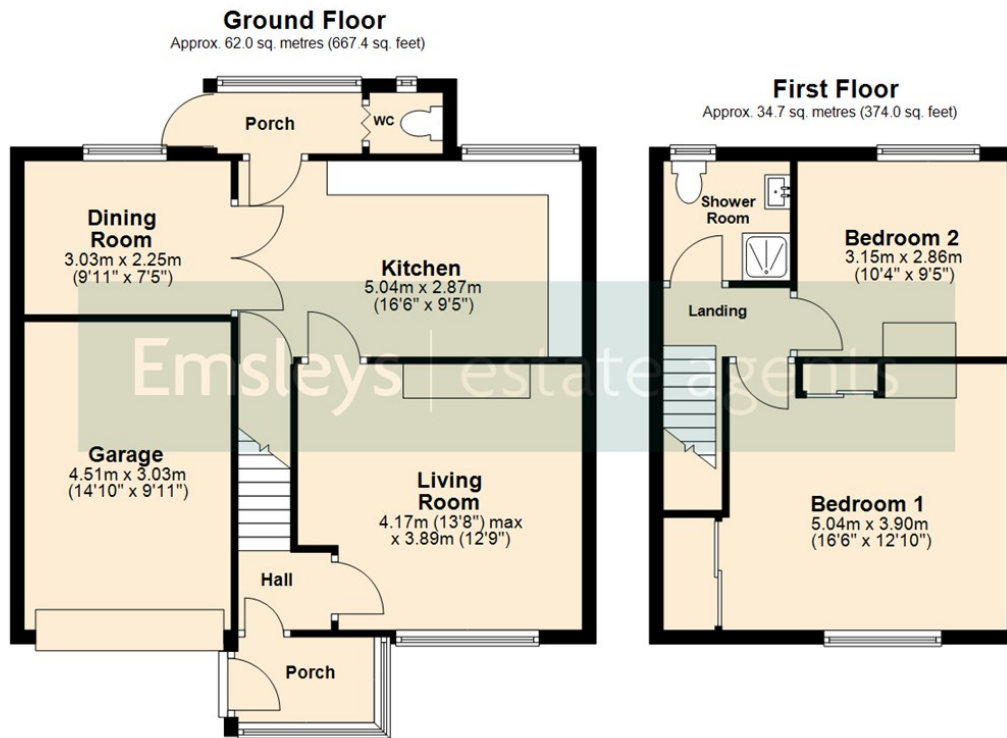
Situated in a prime location, the property enjoys excellent public transport links, close proximity to reputable nearby schools, and a range of local amenities that cater to everyday needs. Nearby parks are easily accessible, offering ideal spaces for recreation and leisure.

This is a superb opportunity to acquire a comfortable and well-maintained home in Leeds, suitable for a variety of purchasers.

Early viewing is highly recommended to appreciate all that this property has to offer.







Total area: approx. 96.8 sq. metres (1041.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents