



**Luxor Avenue, Leeds LS8 5JX**

**welcome to**

**Luxor Avenue, Leeds**

This two-bedroom home spans three floors, includes a handy cellar, and is perfect for first-time buyers or investors. Offered with NO ONWARD CHAIN - internal viewing is a must!



## Luxor Avenue

This spacious two-bedroom back-to-back home offers well-presented accommodation arranged over three floors, along with the added benefit of a useful cellar. Ideal for a range of buyers, it would make a fantastic first home or a solid investment opportunity.

Situated in a popular residential area close to local amenities and excellent transport links, internal viewing is highly recommended to fully appreciate what this property has to offer.

The accommodation briefly comprises: a generous lounge/diner and fitted kitchen on the ground floor, a double bedroom and bathroom on the first floor, and a further double bedroom on the second floor. The cellar provides ample storage space and includes plumbing for a washing machine.

Externally, the property features a small lawned garden to the front with a gated and walled boundary. On-street parking is available. Offered with no onward chain, this home is ready for its next chapter.

## Ground Floor

### Lounge

14' 11" x 11' 11" ( 4.55m x 3.63m )

The front door opens into a generously sized lounge/diner, well presented with neutral decor. The space features a radiator, and a double-glazed front-facing window that brings in plenty of natural light. Stairs lead to the first floor, and there's ample room to comfortably accommodate both living and dining areas.

### Kitchen

8' 11" x 7' 7" ( 2.72m x 2.31m )

The fitted kitchen offers a range of wall and base units with complementary work surfaces, a sink unit with mixer tap, and tiled splashbacks. There is space for an oven with hob, as well as an under-counter fridge/freezer. A front-facing double glazed window brings in natural light, and a door provides access to the cellar below.

## Lower Ground Floor

### Cellar

A useful space ideal for storage with plumbing for washing machine and window

## First Floor

### Landing

With stairs from the ground floor and stairs leading up to the second floor

### Bedroom One

11' 10" x 12' 1" ( 3.61m x 3.68m )

A well-proportioned double bedroom featuring a front-facing double-glazed window and a radiator for comfort. The room offers ample space for free-standing furniture, making it both practical and versatile.

### Bathroom

The bathroom comprises; bath with shower attachment, wash basin, low flush wc, vinyl flooring, radiator, part tiled walls and window to the front

## Second Floor

### Bedroom Two

11' 10" x 19' 10" ( 3.61m x 6.05m )

To the second floor is another good sized double bedroom with neutral decor, radiator and skylight window to the front.

## Outside

Gated access leads to the front of the property, with a pathway and steps guiding you to the front door. A small lawned garden with a walled border adds a welcoming touch. On-street parking is available.

## Agents Notes

The property benefits from;

- New full double glazing
- Newly Fitted Boiler
- Full Electrics Done - (certificate available)

This property would make a great rental home and is ready to go



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welcome to

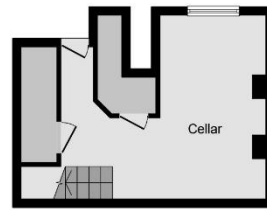
## Luxor Avenue, Leeds

- Two Double Bedrooms
- Offered with NO CHAIN
- Useful Cellar
- Great Residential Location
- Ideal First Home or Investment Property

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

offers in the region of

**£130,000**



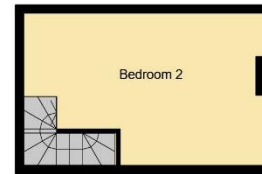
Cellar



Ground Floor



First Floor



Second Floor

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