



Luxor View, Leeds LS8 5JT

welcome to

Luxor View, Leeds

Three-bedroom mid-terrace home situated in a popular residential area, benefiting from enclosed front and rear yards and a large cellar. Offering excellent potential, this property is not to be missed. * Early viewing is highly recommended.*



Ground Floor

Entrance Hall

Includes a fitted radiator.

Lounge

This room features a front-facing double-glazed bay window and fitted radiator.

Kitchen / Diner

Features a double-glazed rear window, a fitted radiator, and an external door providing access to the rear of the property. The space also includes a small kitchen area with scope for updating and improvement, along with a good-sized area that is ideal for dining.

First Floor

Bedroom Two

A well-proportioned double bedroom with a front double-glazed window and fitted radiator.

Bedroom Three

Benefiting from a rear double-glazed window and fitted radiator.

Bathroom

A well-appointed bathroom comprising a bath, WC, and wash basin, with a rear double-glazed window, fitted radiator, partly tiled walls, and an extractor fan.

Second Floor

Bedroom One

A bright double room with a roof window providing natural light, complemented by a fitted radiator and laminate flooring.

Cellar

A large cellar space, accessible via stairs from within the property as well as through its own external door located in the rear garden, offering excellent versatility and a range of potential uses.

Outside

Externally, the property enjoys a small enclosed front yard and an enclosed rear yard, both offering low-

maintenance outdoor spaces. Steps from the rear yard lead to the cellar's separate external access door.

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.



view this property online williamhbrown.co.uk/Property/OAK109571



welcome to

Luxor View, Leeds

- NO ONWARDS CHAIN
- MID TERRACE
- THREE BEDROOM
- FRONT AND REAR ENCLOSED LOW MAINTENANCE YARDS
- KITCHEN DINER SPACE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£139,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109571



Property Ref:
OAK109571 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk