



Nowell Avenue, LEEDS LS9 6HZ

welcome to

Nowell Avenue, LEEDS

A two-bedroom mid-terrace property offering excellent potential, featuring an enclosed front yard, two well-proportioned double bedrooms, and a large additional cellar space for flexible use. The home also enjoys a convenient location, with everyday essentials within easy reach.



Nowell Avenue Ground Floor

Lounge

Entering through the front door, you step directly into a well-sized lounge featuring a large front double-glazed window and a fitted radiator. The room includes coving to the ceiling and two alcoves on the main wall, adding character and useful display space.

Kitchen

The kitchen includes a front double-glazed window, a range of wall and base units, and space for free-standing appliances. A door within the kitchen provides access to the cellar, offering additional storage or potential use.

First Floor

Bedroom Two

A double bedroom featuring a large front double-glazed window and a fitted radiator, creating a bright and comfortable space.

Bathroom

Featuring a front double-glazed window and a fitted radiator, the bathroom includes a toilet, wash basin, bath, and a separate shower cubicle. The walls are finished with partial tiling.

Second Floor

Bedroom One

A double bedroom featuring two roof windows and a fitted radiator.

Cellar

A spacious cellar offering versatile potential, accessed via a door from the kitchen. It also benefits from a front window.

External

The property benefits from a low-maintenance enclosed front yard, with a small set of steps leading up to the front door.



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Nowell Avenue, LEEDS

- MID TERRACE
- TWO DOUBLE BEDROOMS
- ENCLOSED FRONT YARD
- LARGE CELLAR SPACE
-

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

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109754 - 0002

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