



LUXOR AVENUE,
LEEDS, LS8 5JX
£90,000

3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

Attention all investors or first time buyers. We are delighted to offer this three bedroom mid-terrace home which is ideal for first time buyers and a fantastic investment opportunity. The property offers spacious and versatile living accommodation over three floors and has the benefit of a basement with its own access plumbing, electric and lighting. Accommodation comprising entrance porch, living room, kitchen, landing leading to master bedroom and family bathroom, second floor landing leading to bedrooms. The property has a basement currently used as a utility and pantry housing the boiler and electrics and has its own separate entrance.

The property benefits from double glazing, gas central heating and situated a few minutes from local amenities on Harehills Road, Harehills Lane and Roundhay Road, including a variety of local shops, specialist shops, food take-aways and restaurants. Regular transport services are available nearby affording easy access to the city centre and surrounding areas. The A58, A64 and Leeds outer Ring Road provide access to the business centers of Bradford, Harrogate, York and Wetherby, with the A1/M1 link road for those commuting further afield.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by "West Yorkshire Property Auction powered by iam-sold Ltd" or "iam-sold Ltd". TO VIEW OR MAKE A BID - Contact Linley and Simpson or visit: www.agentauctionpage.co.uk

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM 11'01" x 18'03" (3.38 x 5.56m)

With a double glazed window to the front elevation. Telephone and television point and radiator.

KITCHEN 6'01" x 8'0" (1.86 x 2.44m)

Fitted with base and wall units with work surfaces over. 1.5 bowl sink unit. Gas cooker point, tiled walls and radiator. Double glazed window to the front.

FIRST FLOOR LANDING

Giving access to the main bedroom and bathroom.

MASTER BEDROOM 11'01" x 15'03" (3.38 x 4.64m)

With a double glazed window to the front. Radiator.

BATHROOM

With a double glazed window to the front. A white three piece suite comprising a panelled bath, pedestal wash hand basin and low level W.C. Radiator.

SECOND FLOOR LANDING

Giving access to two further bedrooms.

BEDROOM TWO 11'01" x 15'03" (3.39 x 4.64m)

With a double glazed Velux window to the front. Radiator.

BEDROOM THREE 6'01" x 8'0" (1.85 x 2.43m)

With a double glazed window to the front. Radiator.

OUTSIDE

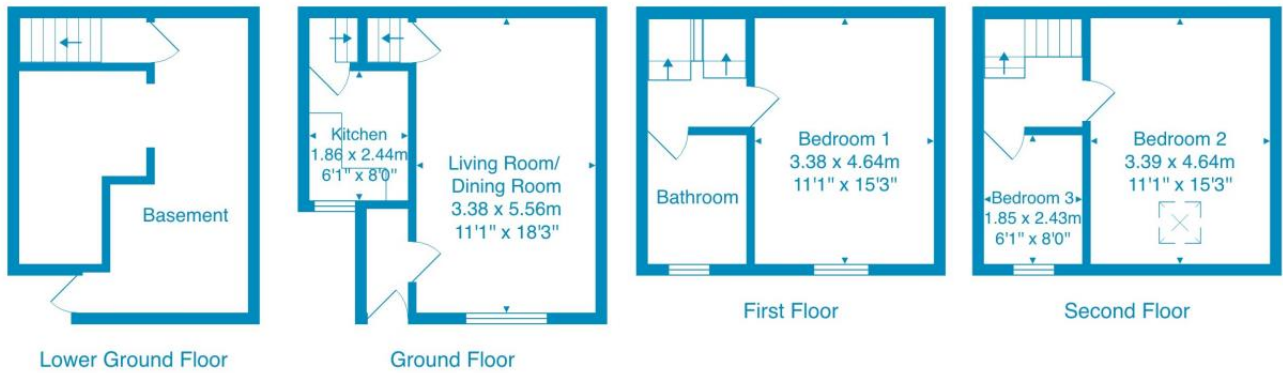
FRONT GARDEN

The property has a walled, raised front garden for bins and access to the entrance hall.

BASEMENT

Housing the boiler and electric. Plumbing for an automatic washing machine.





All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 76 | |
| | 64 | | 70 |
| | | | 57 |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales |
| | | | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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