



Ivy Avenue, Leeds LS9 9BU

welcome to

Ivy Avenue, Leeds

****OPEN TO ALL RANGE OF BUYERS, FIRST TIME, NOTHING TO SELL, INVESTORS**** William H Brown are proud to present this two bedroom end terraced townhouse with basement and rear yard. Call William H Brown Crossgates today for a viewing on 0113 260 0945.



Kitchen

6' 2" x 11' max (1.88m x 3.35m max)

Fitted kitchen with window to the rear aspect,
partially tiled walls, mixer sink unit

Living Room

13' 6" x 12' 4" (4.11m x 3.76m)

Carpetted, window to the front, upcv door, adam
style fireplace

Bedroom One

11' 6" x 12' 9" (3.51m x 3.89m)

Winndow to the front aspect, radiator, carpeted

Bedroom Two

17' x 13' 2" (5.18m x 4.01m)

window to the front aspect, carpeted

Bathroom

Three piece white suite, bath with shower over, toilet,
sink



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Ivy Avenue, Leeds

- TWO DOUBLE BEDROOMS
- END TERRACE TOWNHOUSE
- YARD TO THE REAR
- BASEMENT
- POPULAR LOCATION

Tenure: Freehold EPC Rating: E

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT108921 - 0016

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.



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