



**Ivy Crescent, Leeds LS9 9BR**



***welcome to***

**Ivy Crescent, Leeds**

Set over four floors including a generous cellar, this two-bedroom mid-terrace home offers exciting potential for renovation throughout. With a yard to the rear, the property presents a fantastic opportunity throughout.



This mid-terrace, two-bedroom home is arranged over four floors, offering a flexible layout with excellent renovation potential. The cellar providing substantial space for storage or future development. On the ground floor, the property features a front-facing lounge and a rear kitchen with access to the yard. The first floor includes the master bedroom, a separate office/storage room, and a bathroom, all connected via a central landing. The second floor is dedicated to a spacious second bedroom that occupies nearly the entire level. There is also a yard to the rear of the property.

### **Cellar**

7' 6" MAX x 6' MAX ( 2.29m MAX x 1.83m MAX )

### **Ground Floor**

#### **Lounge**

12' 6" MAX x 13' 7" MAX ( 3.81m MAX x 4.14m MAX )

#### **Kitchen**

10' 6" MAX x 8' 2" MAX ( 3.20m MAX x 2.49m MAX )

### **First Floor Landing**

#### **Bedroom One**

12' 1" MAX x 10' 7" MAX ( 3.68m MAX x 3.23m MAX )

#### **Bathroom**

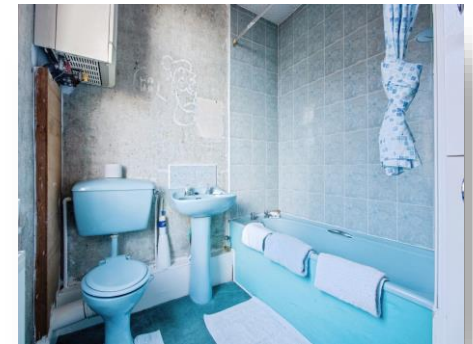
#### **Office / Storage Room**

### **Second Floor**

#### **Bedroom Two**

16' 3" MAX x 12' 2" MAX ( 4.95m MAX x 3.71m MAX )

### **Outside**



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## **Ivy Crescent, Leeds**

- MID-TERRACE TWO BEDROOM HOUSE
- FOUR FLOORS INCLUDING FULL-SPAN CELLAR
- FRONT-FACING LOUNGE AND REAR KITCHEN
- RENOVATION POTENTIAL THROUGHOUT
- YARD TO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111163 - 0006

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