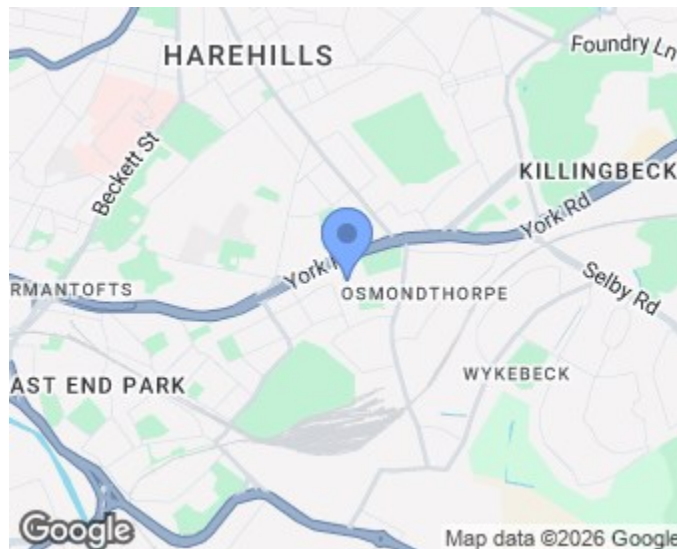




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	79
England & Wales EU Directive 2002/91/EC		

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Ivy Avenue, LS9 9ER

£1,250 Per Month

Nestled on the charming Ivy Avenue in Leeds, this delightful spacious two-bedroom, one-bathroom semi-detached property, offering comfortable and well-proportioned living accommodation throughout. The property benefits from a spacious kitchen and living area, along with a generously sized master bedroom. Externally, there is a gated front garden and a gated rear garden with decking, providing excellent outdoor space. Further benefits include a garage and a private driveway with parking for two cars. The property is offered part furnished and will be available Early December.

Early viewing is highly recommended.

- 2 BEDROOM
- 1 BATHROOM
- GARAGE
- DRIVEWAY
- PART FURNISHED
- COUNCIL TAX - D
- EPC - B
- AVAILABLE 2ND DECEMBER

