



Ivy Avenue, Leeds LS9 9BU

welcome to

Ivy Avenue, Leeds

READY TO FLY the nest or looking to INVEST? Then this TWO BEDROOM mid terrace home could be THE ONE you've been searching for! With accommodation over three floors, plus a storage CELLAR, this property offers TWO DOUBLE BEDROOMS and a rear yard!



Lounge Diner

Having the entrance door to the front and a window also to the front aspect. Feature fire place with an electric fire, surround, and hearth, plus a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash area and a cooker hood unit over. Also includes plumbing for a washing machine, and space for a free standing fridge freezer. Window to the rear, a door leading out to the rear.

First Floor Landing

With stairs rising from the ground floor and having a window to the rear.

Bedroom Two

Having a window to the front, fitted wardrobes, matching storage furniture and storage bed, plus a gas central heating radiator.

House Bathroom

Featuring a four piece bathroom suite which includes a free standing bath, shower cubicle, a wash hand basin and the w.c. Also has a cupboard housing the Worcester Bosch boiler, tiling to the floor, heated towel rail, and a window to the rear.

Second Floor

With stairs continuing from the first floor and having access the main bedroom.

Bedroom One

Having a window to the front aspect, and built in storage cupboard.

Cellar

A useful storage cellar with two separate rooms.

Exterior

Externally the property has a yard area to the rear

with low wall boundaries, gated access and a brick built storage shed.



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welcome to

Ivy Avenue, Leeds

- Mid Terrace Home
- Accommodation Over Three Floors
- Additional Storage Cellar
- Perfect For First Time Buyers
- Fantastic Buy To Let Opportunity

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CGT112035 - 0003

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