



The Triangle Grafton Villas, Leeds LS15 8SH

welcome to

The Triangle Grafton Villas, Leeds

An exceptional four-bedroom detached family home located in the sought-after LS15 area, offering spacious living and modern amenities. This property boasts an expansive rear garden, a large driveway with off-street parking, and a detached garage. Call us now on 0113 260 0945.



The entrance porch , with w/c, leads to the inner hallway. This gives access to the spacious relaxing lounge, and the Kitchen area. The fitted kitchen, with nearby dining area, then leads to the formal dining room/2nd reception room. Off the access to the kitchen area is the separate Utility room, with sink, laundry space and storage, and an understairs storage room, with CHB.

Upstairs, you will find a smaller bathrooms on half landing before reaching the first floor. The first floor offers four well-proportioned bedrooms all with fitted wardrobes, including a large master bedroom. The landing offers access to all rooms, the main bathroom and includes a useful double door airing cupboard and storage cupboard.

The detached garage with work space and storage provides secure parking and additional storage, while the large driveway offers ample off-street parking for multiple vehicles.

Stunning rear garden that offers both space and charm. The expansive, meticulously maintained lawn exudes a vibrant green that stretches toward the horizon, creating an inviting atmosphere with two large paved patio areas; perfect for outdoor seating or entertaining.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for

Ground Floor

Lounge

23' 8" MAX x 17' 4" MAX (7.21m MAX x 5.28m MAX)

Dining Room

19' 6" MAX x 6' 6" MAX (5.94m MAX x 1.98m MAX)

Kitchen/Dining Area

19' 6" MAX x 12' 4" MAX (5.94m MAX x 3.76m MAX)

Utility Room

7' 3" MAX x 4' 7" MAX (2.21m MAX x 1.40m MAX)

Guest W/C

Understairs Storage Room

First Floor

Bathroom

Bedroom One

15' 1" MAX x 9' 2" MAX (4.60m MAX x 2.79m MAX)

Bedroom Two

9' 5" MAX x 15' 4" MAX (2.87m MAX x 4.67m MAX)

Bedroom Three

12' 6" MAX x 11' 4" MAX (3.81m MAX x 3.45m MAX)

Bedroom Four

11' 9" MAX x 10' 3" MAX (3.58m MAX x 3.12m MAX)

Main Bathroom

External

Garage

20' MAX x 25' MAX (6.10m MAX x 7.62m MAX)



view this property online williamhbrown.co.uk/Property/CGT110715



welcome to

The Triangle Grafton Villas, Leeds

- FOUR-BEDROOM DETACHED FAMILY HOME
- KITCHEN WITH DINING/BREAKFAST AREA
- SEPARATE DINING ROOM/2ND RECEPTION ROOM
- DOWNSTAIRS W/C
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110715



Property Ref:
CGT110715 - 0010

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk