



Tranquility Avenue, Leeds LS15 8QX

welcome to

Tranquility Avenue, Leeds

This BEAUTIFULLY PRESENTED VICTORIAN style family home OOZES CHARACTER! The property features TWO RECEPTION ROOMS, TWO SHOWER ROOMS plus a FAMILY BATHROOM! Externally there is a DRIVEWAY and a well presented, enclosed REAR GARDEN. CALL US TODAY



This beautifully arranged three-story home offers a thoughtfully designed layout ideal for modern family living. The ground floor welcomes you through a charming porch into a central hall, providing access to a spacious lounge and a separate dining room—perfect for entertaining. Well-appointed kitchen with French style patio doors into the rear garden and access into the ground floor shower room. On the first floor, you'll find the generous principal bedroom complete with a private en-suite, alongside a third bedroom and a stylish family bathroom. The top floor features two additional bedrooms, ideal for children, guests, or home office use, all connected by a central landing. This versatile layout combines comfort, privacy, and functionality across all three levels.

Cellar

Ground Floor

Lounge

16' 5" MAX x 14' 4" MAX (5.00m MAX x 4.37m MAX)

Dining Room

11' 11" MAX x 11' 11" MAX (3.63m MAX x 3.63m MAX)

Kitchen

8' 2" MAX x 20' 9" MAX (2.49m MAX x 6.32m MAX)

Shower Room

First Floor

Bedroom One; En-Suite

14' 3" MAX x 12' 8" MAX (4.34m MAX x 3.86m MAX)

Bedroom Two

11' 11" MAX x 11' 10" MAX (3.63m MAX x 3.61m MAX)

Bathroom

Bedroom Three

9' 4" MAX x 14' 5" MAX (2.84m MAX x 4.39m MAX)

Bedroom Four

16' 6" MAX x 8' 11" MAX (5.03m MAX x 2.72m MAX)



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welcome to

Tranquility Avenue, Leeds

- SEMI-DETACHED ; STYLISH VICTORIAN STYLE HOME
- FOUR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM, EN-SUITE TO MASTER & FAMILY BATHROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£380,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT111016](https://www.williamhbrown.co.uk/Property/CGT111016)



Property Ref:
CGT111016 - 0008

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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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