



**Tranquility Avenue, Leeds LS15 8QX**

**welcome to**

## **Tranquility Avenue, Leeds**

Looking for a home which simply OOZES CHARACTER? Featuring TWO RECEPTION ROOMS, TWO SHOWER ROOMS plus a FAMILY BATHROOM! This IMPRESSIVE PROPERTY also includes a DRIVEWAY and a well presented, enclosed REAR GARDEN. CALL US TO VIEW!



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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## Tranquility Avenue, Leeds

- Stylish Victorian Style Semi Detached Home
- Four Bedrooms
- Two Generous Reception Rooms
- Additional Ground Floor Shower Room
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

**£380,000**



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Property Ref:  
CGT111016 - 0009

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