



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)



view this property online williamhbrown.co.uk/Property/CGT111016



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111016



Property Ref:
CGT111016 - 0009

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