



**Birch Avenue, Leeds LS15 7QY**

**welcome to**

## **Birch Avenue, Leeds**

This impressive three-storey semi-detached townhouse offers versatile living space. Originally three bedrooms, the garage has been converted into an additional bedroom, making four in total. The property features two kitchens, a master bedroom with en-suite, a private driveway, and a rear garden.



## **Ground Floor Kitchen/Dining Room**

15' 6" MAX x 9' 10" MAX ( 4.72m MAX x 3.00m MAX )

A bright and spacious open-plan kitchen and dining area featuring fully fitted wall and base units, integrated oven with gas hob, and ample worktop space. Natural light floods the room through a large window and French-style patio doors, which open onto the rear garden—perfect for indoor-outdoor living.

## **Bedroom Four**

8' 10" MAX x 8' 7" MAX ( 2.69m MAX x 2.62m MAX )

A versatile ground-floor bedroom created from a garage conversion, featuring fitted wardrobes for ample storage. This space is ideal as a guest room, home office, or additional family bedroom.

## **Guest W/C**

Ground floor guest W/C with washing hand basin, window to the side.

## **First Floor Kitchen**

15' 6" MAX x 8' 6" MAX ( 4.72m MAX x 2.59m MAX )

A modern kitchen fitted with stylish wall and base units, integrated appliances, and a convenient breakfast bar with stools tucked underneath. The space is brightened by a rear-facing window and enhanced with sleek spotlights, creating a contemporary and functional cooking area.

## **Lounge/Dining Room**

17' 7" MAX x 9' 8" MAX ( 5.36m MAX x 2.95m MAX )

A bright and inviting space featuring French-style patio doors that open onto a Juliet balcony, allowing plenty of natural light. The room is complemented by central heating, a modern radiator, and stylish spotlights, creating a comfortable and contemporary atmosphere—perfect for relaxing or entertaining.

## **Second Floor Bedroom One; En-Suite**

12' 9" MAX x 8' 8" MAX ( 3.89m MAX x 2.64m MAX )

A generously sized master bedroom, carpeted

throughout, with a window overlooking the rear of the property. The room benefits from an en-suite shower room and includes a central heating radiator for comfort. A modern en-suite bathroom featuring a shower enclosure, wash basin, and W/C. Designed for convenience and style, it complements the master bedroom perfectly.

## **Bedroom Two**

14' 4" MAX x 8' 8" MAX ( 4.37m MAX x 2.64m MAX )

Carpeted throughout, window to the front, central heating radiator.

## **Bedroom Three**

8' 3" MAX x 7' 9" MAX ( 2.51m MAX x 2.36m MAX )

Carpeted throughout, window to the front, central heating radiator.

## **Bathroom**

A well-appointed family bathroom incorporating a modern three-piece suite, including a bathtub with shower facilities, wash basin, and W/C. The space is enhanced by a side-facing window for natural light, fully tiled walls for a sleek finish, and a practical layout ideal for everyday use.



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## Birch Avenue, Leeds

- GUIDE PRICE £220,000-£230,000
- THREE-STOREY SEMI-DETACHED TOWNHOUSE
- FOUR BEDROOMS INCLUDING GARAGE CONVERSION
- TWO KITCHENS FOR FLEXIBLE LIVING
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: D

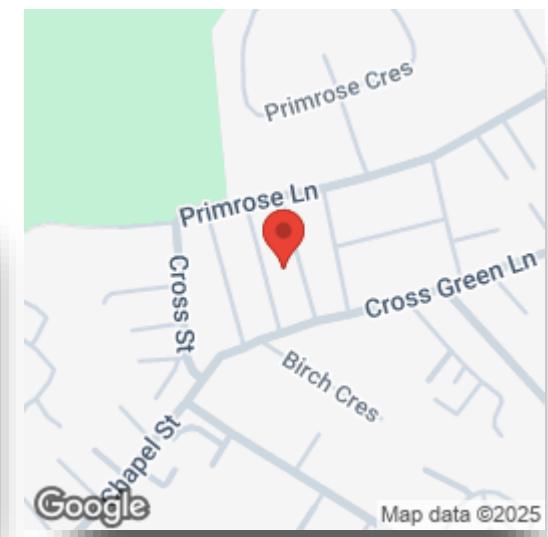
Council Tax Band: D

guide price

**£220,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:

CGT111341 - 0004

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**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)