



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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welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111341 - 0004

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