



## 42 BELLE VUE AVENUE

SCHOLES, LS15 4AE

£580,000  
FREEHOLD

Nestled on the charming Belle Vue Avenue in Scholes, this delightful detached bungalow offers a perfect blend of space and comfort. The property boasts a generous 1,565 square feet of living space, making it an ideal home for downsizers, families or those seeking a peaceful retreat.

MONROE

SELLERS OF THE FINEST HOMES

# 42 BELLE VUE AVENUE

- Detached Dormer Bungalow • Fully Renovated Throughout • Five Bedrooms, Two Bathrooms • Open Plan Dining Kitchen • Bifold Doors to the Garden • Feature Log Burner • Desirable Village Setting • Stunning Countryside Views • Easy Access to Travel Links • Garage and Driveway



Belle Vue Avenue is a stunning detached dormer bungalow located in the heart of Scholes Village. This property features a spacious 1,565 square feet of beautifully designed living space. The current owners have meticulously renovated the home, resulting in bright and airy interiors, enchanting gardens, and breathtaking views. Additionally, it offers excellent access to local schools, making it an ideal setting for families.

As you enter, you are greeted by a warm and inviting hallway that leads to a formal living room, complete with a charming feature fireplace perfect for cosy evenings. This level features two well-appointed bedrooms, a stylish shower room, and convenient access to the integral garage.

The real showstopper of this home is the expansive open-plan living, kitchen diner. The modern, fitted kitchen showcases a sleek kitchen island with seating, flowing seamlessly into a living/dining area bathed in natural light. The bi-fold doors open up to the stunning garden, where you'll find a delightful lawned garden and seating area set against a backdrop of picturesque countryside views.

Ascending to the first floor, this spacious residence offers three generously sized bedrooms, a handy store cupboard, and a luxurious, fully tiled bathroom complete with a relaxing bathtub.

Externally, the property features a spacious driveway leading to the garage, along with a lovely landscaped front garden and side access to the rear. Here, you will discover a tranquil lawn and a charming gravel patio that beckon you to unwind while soaking in the breathtaking countryside surroundings.

Don't miss the opportunity to call this stunning home yours, finished to the highest standards and truly ready to move in. Contact Monroe today to arrange a viewing!

## ENVIRONS

Belle Vue Avenue is situated in Scholes, an ideal location for those seeking a tranquil village lifestyle with easy access to local amenities and excellent transportation links. This popular and convenient area is just a few minutes away from the M1 and A1 motorways. It offers a variety of amenities and local attractions, including Temple Newsam House, its grounds, and a golf course. Families will appreciate the range of schools available for all ages, as well as local parks and an outstanding selection of shopping and dining options, including The Springs at Thorpe Park.

## REASONS TO BUY

- Detached Dormer Bungalow
- Five Spacious Bedrooms
- Open Plan Kitchen Diner

- Bifold Doors to the Garden
- Driveway & Gardens
- Single Garage
- Stunning Countryside Views
- Desirable Village Location

#### SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

## 42 BELLE VUE AVENUE





**Approx. Gross Internal Floor Area 1565 sq. ft / 145.39 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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