



## THE TOWNHOUSE, 10 BELMONT HOUSE WOOD LANE LEEDS, LS6 2AE

£549,950  
LEASEHOLD

Are you looking for something which offers contemporary living and character? The Townhouse is an exemplary three bedroom, three bathroom home, forming part of the highly-popular Belmont House on the Belmont Development in Far Headingley.

MONROE

SELLERS OF THE FINEST HOMES

# THE TOWNHOUSE, 10 BELMONT

- Luxury Townhouse • High specification British made kitchens • Secure gated development with allocated parking spaces • Electric vehicle charging point • Villeroy & Boch sanitaryware • Exclusive, private garden • 1,638 Sqft • Formal Living room • Principal suite with bathroom and dressing area



A rare opportunity to own a beautifully designed three-bedroom townhouse in the exclusive Belmont Development. With two allocated parking spaces and a private rear entrance to the historic Belmont House, this home offers both character and convenience in a sought-after location.

On the ground floor, the well-planned layout includes a WC, cloak cupboard, utility room, and study area. The high-spec kitchen is fitted with Corian countertops, an instant boiling water tap, integrated appliances, and a Sterling Deluxe range cooker. The open-plan living and dining area extends to a private, south-facing courtyard, perfect for relaxing or entertaining.

A versatile lower ground floor space provides the flexibility for a home office, gym, or snug.

Upstairs, two generous double bedrooms benefit from fitted storage, including a guest bedroom with en suite. A stylish house bathroom completes this level.

The top floor is dedicated to the principal suite, offering a spacious en suite and room for bespoke wardrobes, creating a private and peaceful retreat.

This exclusive gated development ensures security and convenience, featuring CCTV and an intercom system, private off-street parking with an E-V charger, and beautifully maintained landscaped surroundings.

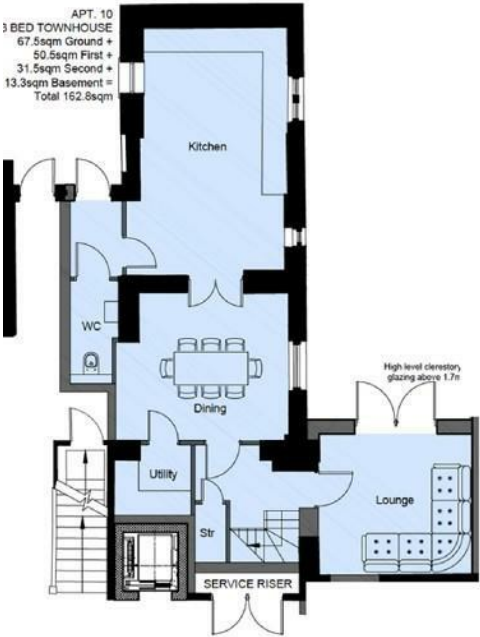
Perfectly positioned in the heart of Headingley, one of Leeds' most vibrant and sought after suburbs, this home offers easy access to local amenities, transport links, and green spaces, combining privacy with an unbeatable location. This home is just a short drive from Leeds City Centre.

To find out more, and to arrange your viewing, please contact Monroe, Land and New Homes.

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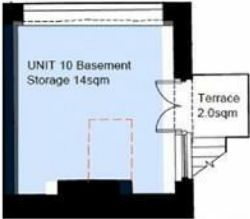
# Belmont House, Townhouse



Ground floor



First floor



Basement



Second floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</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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