



7 BELVEDERE AVENUE

LEEDS, LS17 8BN

£650,000
FREEHOLD

A spacious and versatile four-bedroom family home offering multiple reception rooms, a generous dining kitchen, two bathrooms and useful storage. Externally, the property benefits from a substantial double garage and excellent parking, making it an ideal choice for modern family living.

MONROE

SELLERS OF THE FINEST HOMES

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- Spacious four-bedroom family home
- Multiple reception rooms
- Generous dining kitchen
- Perfect for entertaining
- Excellent bedroom flexibility
- Two bathrooms upstairs
- Ideal for home working
- Useful additional storage
- Substantial double garage
- Versatile layout for modern family living



Upon entering the property, you are welcomed into a spacious entrance hall providing access to the principal ground floor accommodation and creating a natural flow throughout the home. The generous living room offers a comfortable space for relaxing with family and guests, while a separate dining room provides an ideal setting for formal dining and entertaining.

The dining kitchen forms a key feature of the ground floor, offering ample space for cooking, dining and socialising. An adjoining sitting room provides a versatile additional reception space, ideal as a family room, snug, home office or quiet retreat. A convenient WC completes the ground floor.

To the first floor are four well-proportioned bedrooms, including a particularly spacious principal bedroom, offering excellent flexibility for family, guests or home working. Two bathroom facilities provide added convenience, while a useful storage room helps keep the accommodation organised and clutter free.

Externally, the property benefits from excellent parking and a substantial double garage, providing secure vehicle storage alongside valuable additional space for storage, hobbies or equipment. Overall, this is a spacious and versatile family home offering generous accommodation, multiple reception rooms and excellent practical space.

CGI imagery has been used in this listing to show furniture arrangements.

REASONS TO BUY

- Spacious four-bedroom family home
- Double garage
- Multiple reception rooms
- Generous dining kitchen
- Excellent bedroom flexibility
- Useful additional storage
- Versatile layout for modern family living

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are

also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water & electricity.

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.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

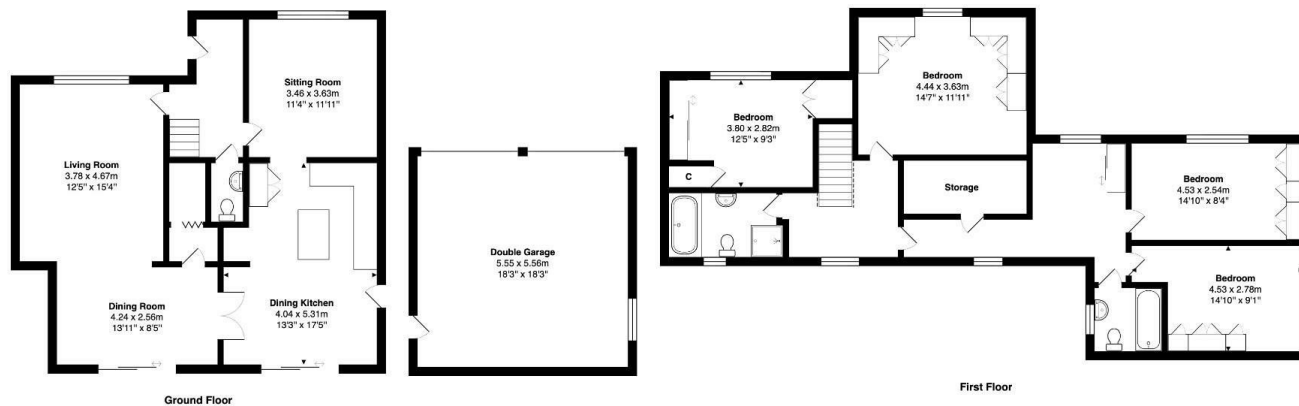
Council Tax – Band F

Viewings – By Appointment Only

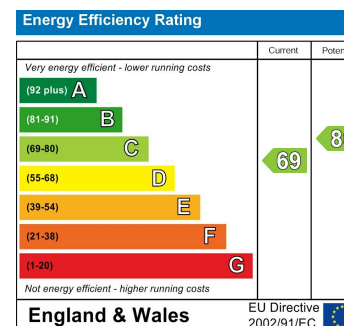
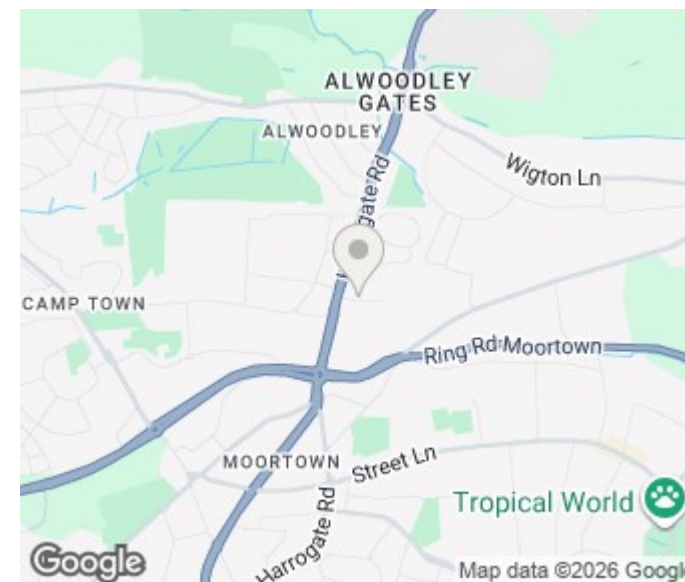
Floor Area – 2076.00 sq ft

Tenure – Freehold





Total Area: 192.9 m² ... 2076 ft²
All measurements are approximate and for display purposes only



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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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