



Belle Vue Avenue, Scholes Leeds LS15 4AD

welcome to

Belle Vue Avenue, Scholes Leeds

This delightful semi-detached two bedroom bungalow offers comfortable living in a peaceful residential setting. Perfect for those seeking a cozy and functional home, it features a practical layout, modern amenities, and ample outdoor space for relaxation and recreation. Call us now on 0113 260 0945.



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The property boasts a well-thought-out floor plan with two generously sized bedrooms, providing flexible accommodation options. A spacious lounge offers a comfortable area for relaxation and entertainment, seamlessly connected to the kitchen, which is designed for practicality and efficiency. The bathroom is conveniently located near the bedrooms, ensuring ease of access. The flow between rooms creates an inviting and harmonious living space suitable for a variety of lifestyles.

Please note- development opportunity as we have preapproved planning permission for a 5 bed dormer loft extension and that a structural engineer report for the extension with plans is available on request.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

Ground Floor

Kitchen

11' 4" MAX x 13' 8" MAX (3.45m MAX x 4.17m MAX)

Lounge

13' 1" MAX x 14' 9" MAX (3.99m MAX x 4.50m MAX)

Bedroom One

11' 9" MAX x 12' 8" MAX (3.58m MAX x 3.86m MAX)

Bedroom Two

9' 9" MAX x 9' 2" MAX (2.97m MAX x 2.79m MAX)

Bathroom

Garage



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welcome to

Belle Vue Avenue, Scholes Leeds

- Semi-detached bungalow
- Two spacious bedrooms
- Generous lounge area for relaxing and entertaining
- Expansive garden to the rear, perfect for outdoor activities and leisure
- Off-street parking; driveway

Tenure: Freehold EPC Rating: D

offers in the region of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110464 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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