



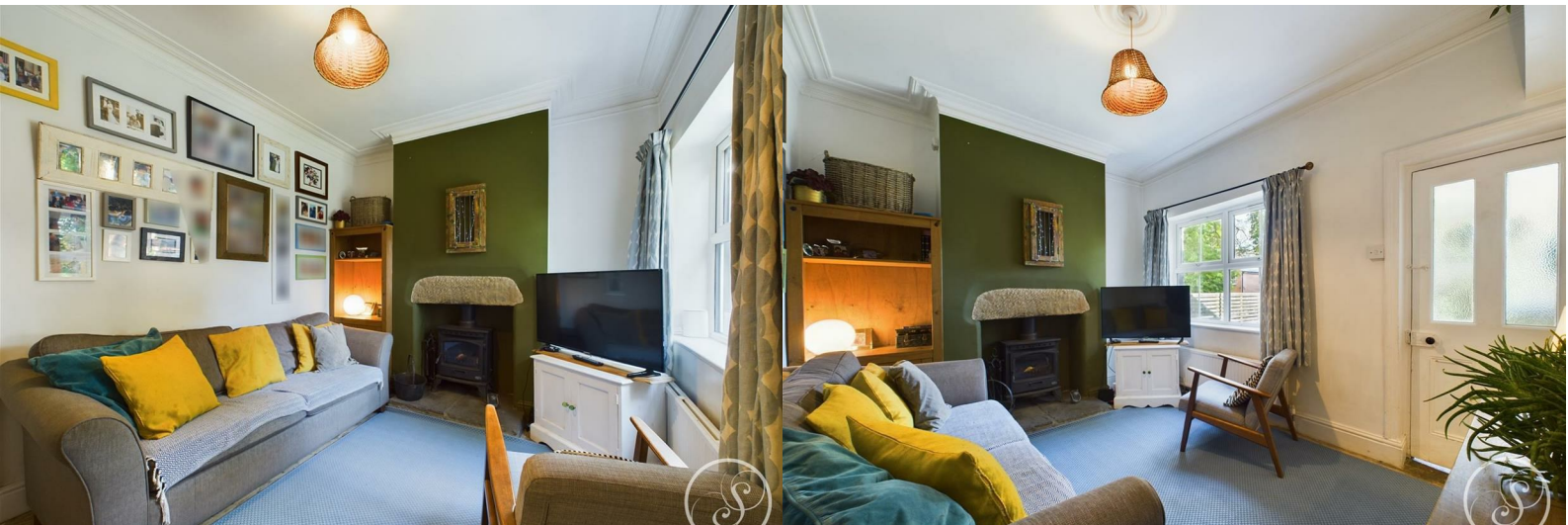
Stoneacre  
Properties



## Belle Vue Avenue

Leeds, LS8 2NN

£315,000



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## Location

The quiet location has local amenities close at hand including shops, pubs and restaurants, supermarkets and all the retail and leisure facilities of Oakwood. There are very good local schools nearby including; Roundhay School, Roundhay C of E Primary School and Roundhay School Primary Campus.

## Entrance

Entering the property you are welcomed into the entrance porch which offers an ideal space for coats and shoes, and leads through to the lounge.

## Lounge

Intimate lounge boasts wonderful period features including a wonderful fireplace with log burner.

## Kitchen/Diner

Wonderful open plan living space to the rear of the property opens up to the rear garden via French doors. An abundance of space is offered allowing for a sitting area as well as a dining area making this a wonderful space for hosting and socialising, especially with such easy access to the garden. The kitchen is made up of wall and base units and comprises oven/hob, plumbing for washing machine and space for fridge/freezer.

We have been informed by the vendor that one of the neighbouring properties bedrooms marginally sits over the far right hand side of the kitchen that is classed as a flying freehold - this can be protected simply by way of an indemnity policy via a conveyancing solicitor.

## Bedroom 1

Primary bedroom is situated to the second floor of the property, a spacious double bedroom laid to carpet with built in storage and boasting wonderful views.

## Bedroom 2

Second large double bedroom with feature fireplace and built on storage cupboard.

## Bedroom 3

Third single bedroom, also ideal for a home office.

## Bathroom

House bathroom has recently been updated by the current owners and boasts a large walk in shower, toilet, sink, towel radiator, storage tower and is fully tiled.

## External

To the front of the property is a well presented garden laid to lawn with shed and path leading up to the front door. To the rear a private and low maintenance paved garden. To the rear of the garden is a useful storage house.



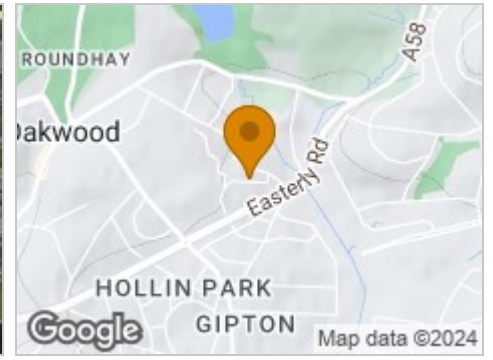
## Road Map



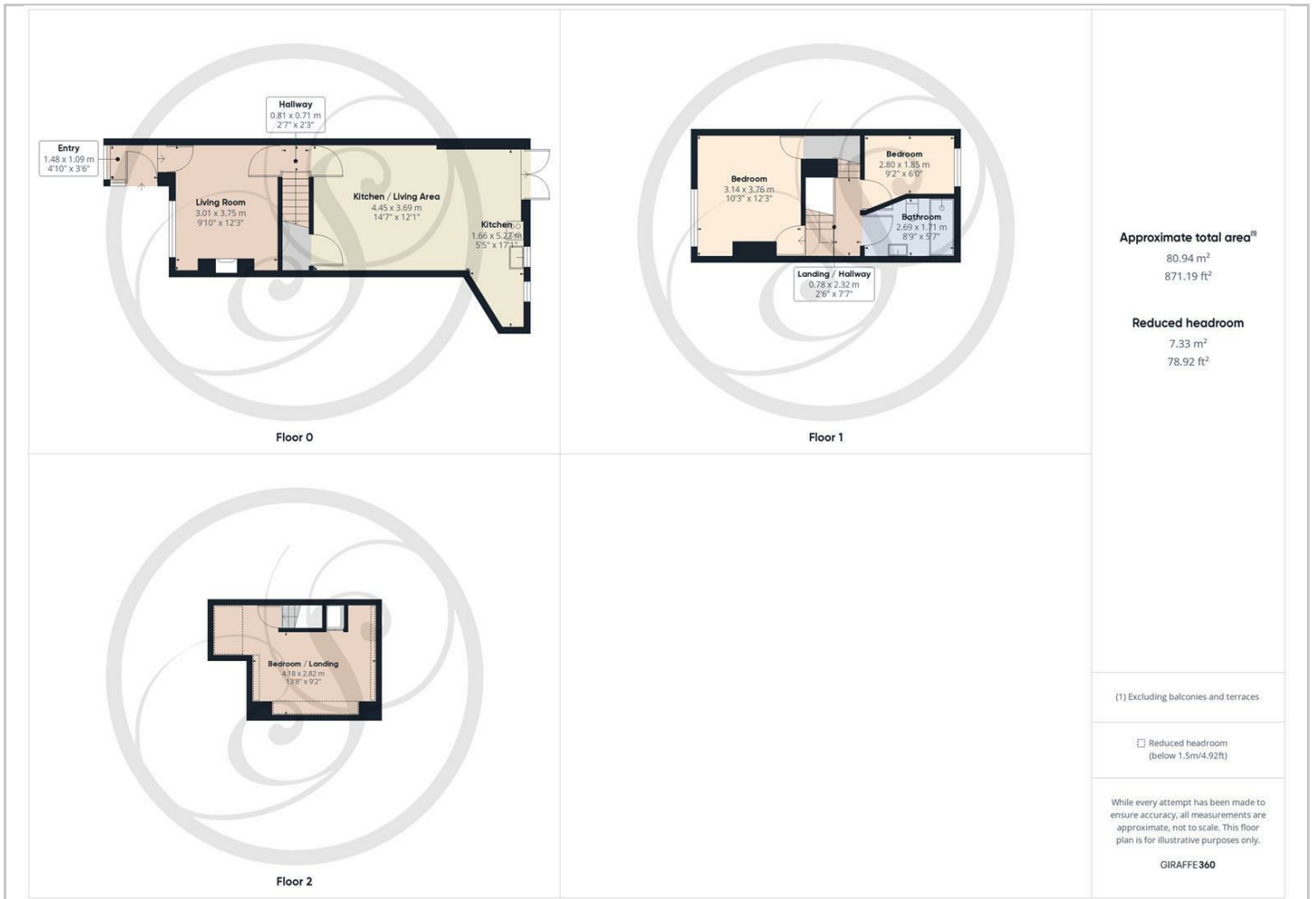
## Hybrid Map



## Terrain Map



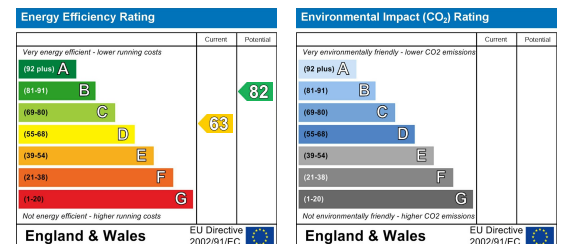
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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