

HUNTERS®

HERE TO GET *you* THERE

15 Belmont Grove, Rawdon, Leeds, LS19 6AL

Asking Price £525,000

Property Images



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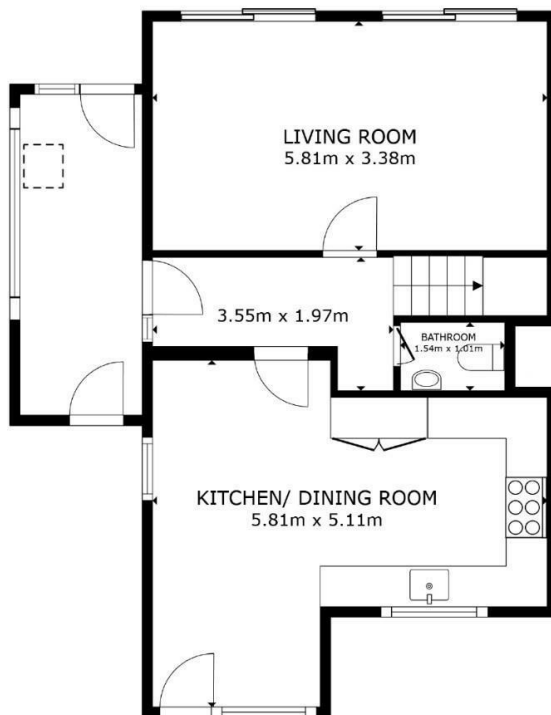
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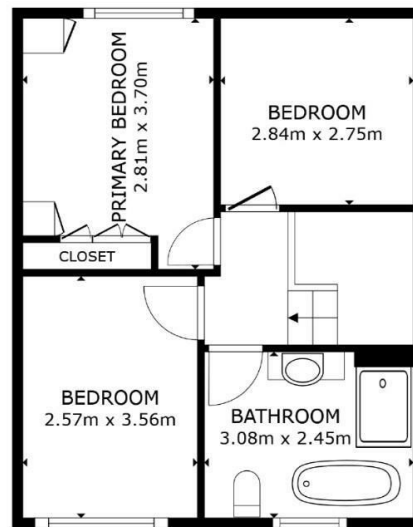


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FLOOR 1



FLOOR 2

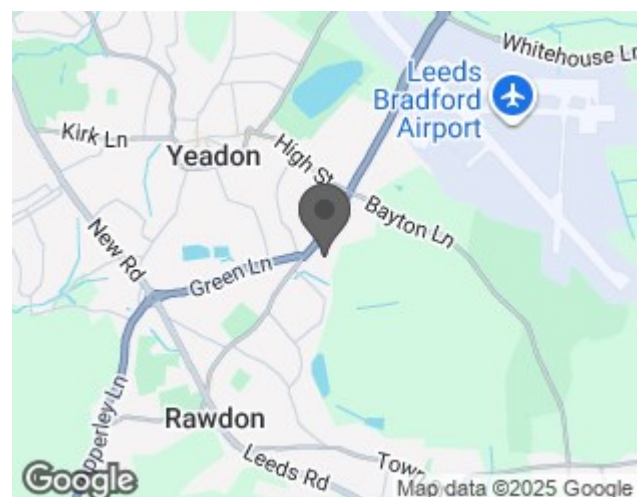
GROSS INTERNAL AREA
FLOOR 1 53.0 m² FLOOR 2 42.3 m²
EXCLUDED AREAS : VERANDA 8.5 m²
TOTAL : 95.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Nestled along a quiet, tree-lined residential street, Belmont Grove presents an inviting three-bedroom family home that perfectly balances comfort, practicality, and style. With its traditional two-storey layout and an emphasis on natural light, this well-maintained property offers generous living spaces, modern touches, and scope for personalisation—making it an ideal choice for those seeking a ready-to-move-into home with room to grow.

Upon entering, you are greeted by a bright and welcoming entrance hall—spacious enough for coats, shoes, and everyday essentials without feeling crowded. To the right lies the heart of the home: a large, open-plan dining kitchen designed with both family life and entertaining in mind. Full-height bifold doors open out to the rear garden, allowing sunlight to stream in and creating a wonderful sense of connection between indoors and out. The contemporary kitchen is fitted with sleek, integrated appliances, luxurious quartz worktops, and the added comfort of underfloor heating—combining functionality with refined modern living.

At the rear of the property, the full-width lounge offers an inviting and versatile living space. Its generous proportions and large 'tilt and open' windows overlook the garden, catching the afternoon sun and providing direct access to the spacious decking area. This seamless flow between the living room and garden makes it ideal for both relaxed family evenings and summer gatherings with friends. A convenient downstairs cloakroom and a practical storage cupboard in the hallway further enhance the home's usability, catering perfectly to the demands of daily family life.

Upstairs, the light-filled landing leads to three well-proportioned bedrooms and a stylish family bathroom. Bedrooms one and three are positioned at the rear, both enjoying lovely garden views. The larger of the two includes built-in wardrobes, offering excellent storage and versatility—equally suited as a main bedroom or a comfortable home office. Bedroom two, situated at the front of the property, is generously sized and filled with natural light, providing a welcoming retreat for guests or children. The modern bathroom is beautifully finished, featuring a freestanding bath and a separate double shower enclosure—creating a serene space for relaxation.

Although there are no dedicated storage cupboards on the upper floor, the home's layout has been thoughtfully designed to maximise every inch of space, ensuring practicality throughout.

Externally, the rear garden offers ample space for outdoor living, with room for seating, play equipment, or planting beds for those with green fingers. The front garden adds to the property's kerb appeal, offering a private, well-presented frontage with a charming patio area. A garage provides additional parking or storage and, with some updating, offers excellent potential for future improvement.

Perfectly situated for families, Belmont Grove benefits from close proximity to several highly regarded primary and secondary schools, all within comfortable walking distance. The surrounding area is rich in open green spaces, scenic parks, and walking trails—ideal for weekend strolls, dog walks, or enjoying the outdoors.

Set within a friendly, established neighbourhood, Belmont Grove combines a peaceful residential setting with easy access to local amenities, public transport links, and schools—offering a truly appealing home for families and professionals alike.

Set on a peaceful, tree-lined street, Belmont Grove is a beautifully maintained three-bedroom family home offering spacious, light-filled living and a practical layout. The open-plan dining kitchen features bifold doors, quartz worktops, integrated appliances, and underfloor heating, while the full-width lounge opens onto a generous decking area and garden. Upstairs are three well-proportioned bedrooms and a stylish bathroom with a freestanding bath and double shower. With a private front garden, garage, and excellent local schools nearby, this inviting property combines comfort, modern convenience, and scope to personalise—perfect for families seeking a move-in-ready home in a friendly residential area.

Features

• SOUGHT AFTER LOCATION • HIGH SPECIFICATION • OPEN PLAN LIVING KITCHEN WITH BI FOLDING DOORS • LARGE LIVING ROOM WITH PATIO DOORS LEADING OUT TO A RAISED DECKED TERRACE • HUNTERS 360 TOUR • ENCLOSED GARDEN TO REAR • SIDE PORCH / UTILITY • GARAGE AND DRIVEWAY • CLOSE TO SCHOOLS AND AMENITIES