23 BELVEDERE ROAD

LEEDS, LS17 8BU

£795,000

FREEHOLD

Monroe is delighted to present this beautifully presented five-bedroom family home located in the highly sought-after area of Alwoodley. Finished to a high standard throughout, this property offers spacious and comfortable living ideal for modern family life.

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• Spacious five-bedroom layout ideal for growing families • Located in the highly sought-after area of Alwoodley • Beautifully presented throughout with high-quality finishes • Bright and well-proportioned living spaces • Modern kitchen and bathrooms ready to move into • Excellent local schools and family amenities nearby • Peaceful residential setting with a strong community feel • Convenient access to shops, restaurants, and leisure facilities • Sold chain free • A well-maintained home offering comfort, style, and long-term value

This substantial detached family home offers approximately 2,848 sq ft of versatile accommodation, including a detached garage and outbuildings, arranged over three floors and thoughtfully designed to suit modern family life. The layout provides a well-balanced combination of open-plan living, generous reception spaces and flexible bedroom accommodation, making it ideal for growing families or home working.

The property is entered via a welcoming central hallway, creating an immediate sense of space and flow throughout the ground floor. To one side is a generously sized sitting room, well proportioned and suited to both everyday relaxation and entertaining, featuring a large window that fills the room with natural light. To the rear, the impressive open-plan dining kitchen forms the heart of the home, offering extensive space for cooking, dining and socialising. This area includes an Aga, ample room for a large dining table and a central island, while large bi-fold doors open onto the rear garden, allowing in an abundance of natural light.

A separate playroom provides a valuable additional reception room and could easily be used as a snug or home office, with French doors leading directly to the rear garden. Completing the ground floor are a practical utility room and a conveniently located WC.

The first floor is arranged around a central landing and provides excellent bedroom accommodation. The principal bedroom is well proportioned and benefits from its own en-suite shower room. Two further double bedrooms also offer generous space, one of which enjoys an additional en-suite shower room, making it ideal for guests or older children. A further room on this level offers flexibility as a study, nursery or additional bedroom, while a well-appointed family bathroom serves the remaining accommodation.

The second floor provides further valuable living space, featuring an additional double bedroom set within the eaves, ideal as a guest room or private retreat. This level is complemented by extensive eaves storage, offering practical solutions for household storage without compromising the living space.

Externally, the property benefits from a detached garage providing secure parking or workshop potential, alongside two separate store rooms which further enhance the versatility of the home. These outbuildings contribute significantly to the overall accommodation.

Overall, this is a well-balanced and spacious home offering flexible accommodation, generous room sizes and excellent ancillary space, making it an ideal choice for buyers seeking a long-term family property with adaptability for modern living.

REASONS TO BUY

- Sold chain free
- Spacious five-bedroom layout ideal for growing families
- Located in the highly sought-after area of Alwoodley
- Beautifully presented throughout with high-quality finishes
- Bright and well-proportioned living spaces
- Modern kitchen and bathrooms ready to move into
- Excellent local schools and family amenities nearby
- Peaceful residential setting with a strong community feel
- Convenient access to shops, restaurants, and leisure facilities
- Good transport links to Leeds city centre and surrounding areas
- A well-maintained home offering comfort, style, and long-term value

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, drainage and gas.

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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

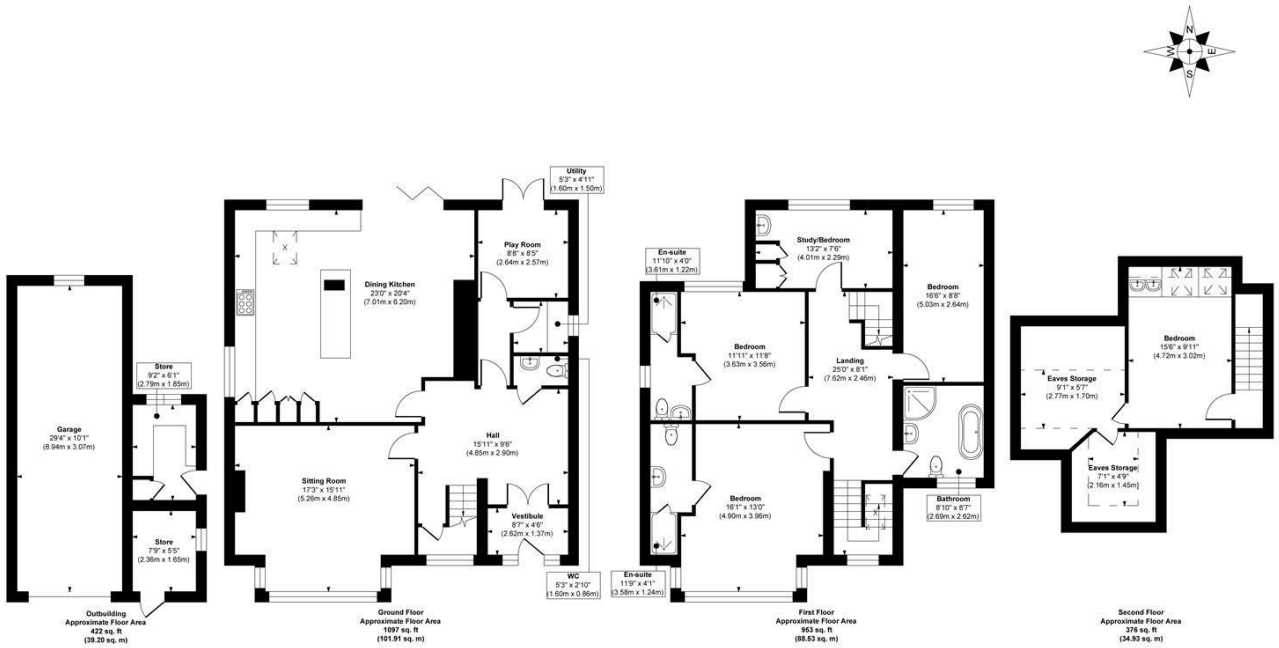
Local Authority – Leeds City Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2848.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 2848 sq. ft / 264.57 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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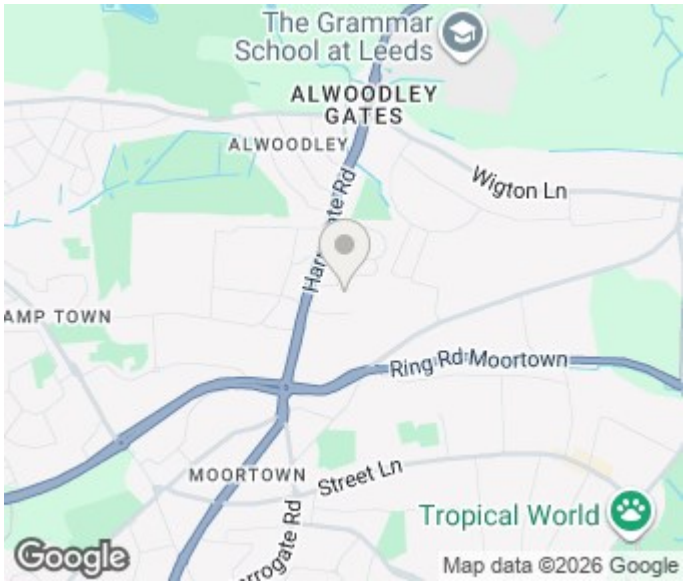

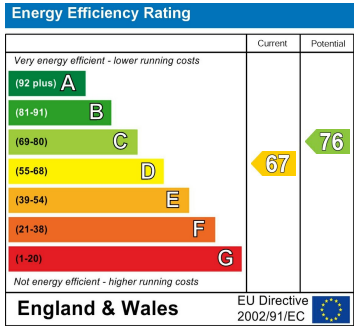

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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