



Stoneacre  
Properties



## Belvedere Court

Alwoodley Leeds, LS17 8NF

Offers Over £600,000



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## Entrance

Entering the property you are welcomed into the hallway which offers access throughout the ground floor.

## Living Room

Large formal living room boasts a large bay window to the front elevation, as well as a feature fireplace, decorative coving and internal French doors lead through to the kitchen/diner.

## Reception Room 2

The second reception room provides an ideal space for an office or kids playroom.

## w/c

Comprising toilet and sink.

## Kitchen/Diner

Cottage style kitchen made up of shaker style wall and base units that run the perimeter of the room. The kitchen boasts a large range cooker with 5 ring gas hob and extractor above, integrated dishwasher, space for American style fridge/freezer and ample storage space. There is space for a large dining table that can seat 6-8 and the tile floor completes the room and cottage aesthetic. The kitchen/diner provides access to the utility room and conservatory.

## Utility Room

Space for washing machine, dryer, fitted sink with drainer and cupboard housing the newly installed boiler. There is a door out to the rear garden and access to a large store cupboard.

## Conservatory

A third spacious reception room provides panoramic views over the garden with French doors leading out to the patio.

## Bedroom 1

Large primary bedroom complete with fitted wardrobes and en-suite bathroom.

## En-suite

Comprising shower, toilet and sink.

## Bedroom 2

Second double bedroom with dual aspect windows to the front elevation. Fitted wardrobes.

## Bedroom 3

Third double bedroom overlooks the rear garden. Complete with fitted wardrobes.

## Bedroom 4

Fourth and final double bedroom again with fitted wardrobes. Overlooks the rear garden.

## Bathroom

Main house bathroom with freestanding bath, high level traditional toilet with chain and sink.

## External

To the front of the property you will find parking for up to 3 cars as well as a large detached double garage which provides further parking or storage. The front also boasts a mature garden. To the rear is a mature, private and peaceful garden primarily laid to lawn with a patio seating area. When you are in the rear garden you really feel like you are in your own private oasis.



Road Map



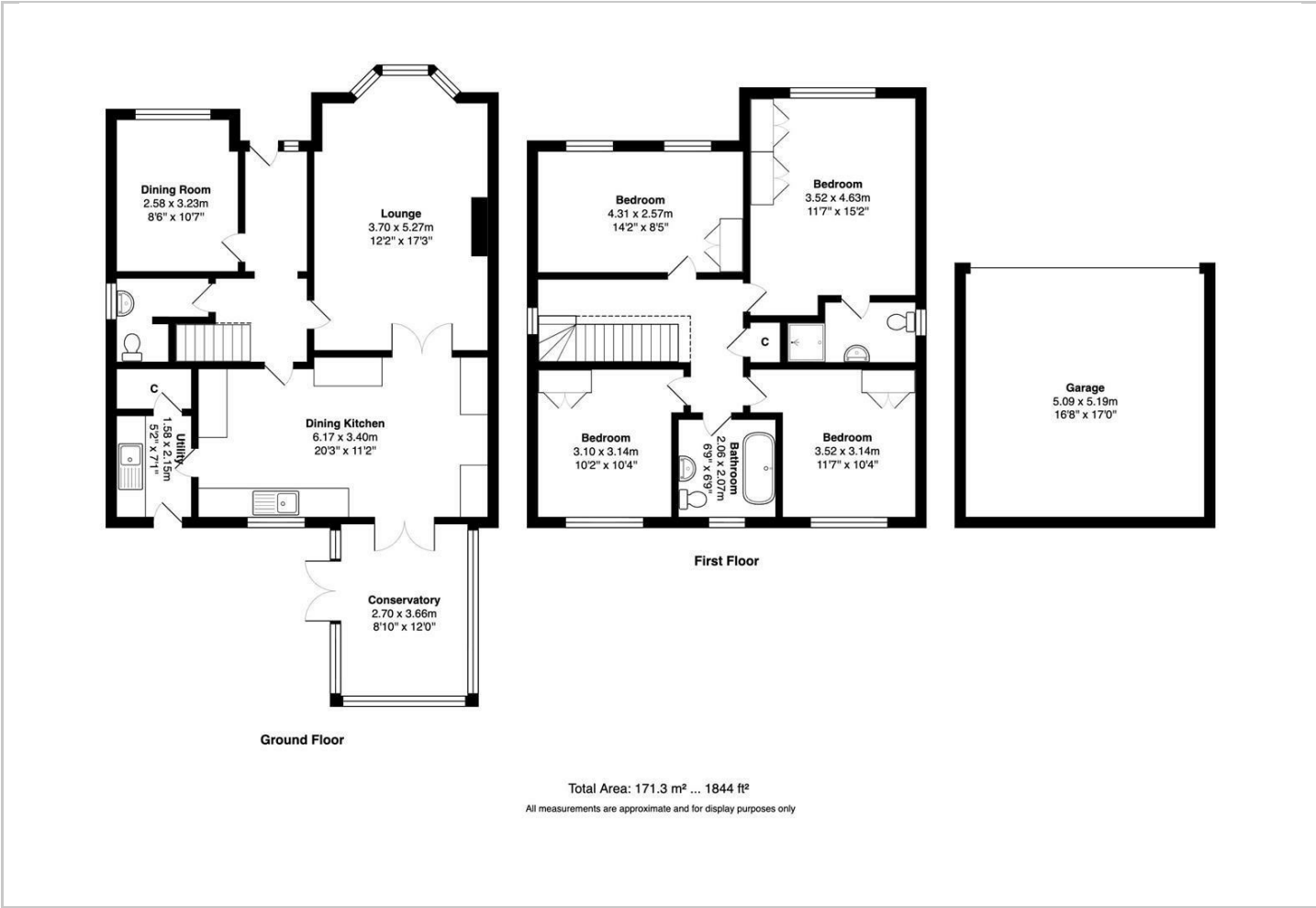
Hybrid Map



Terrain Map



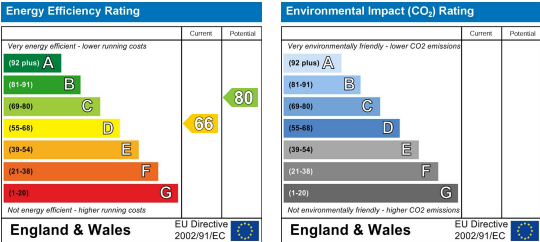
Floor Plan



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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