



55 Belle Vue Avenue, Scholes, Leeds, LS15 4AG

Set in the highly sought-after village of Scholes, Leeds, this spacious two-bedroom detached bungalow offers an exciting opportunity to create a truly special home. Featuring a generous layout, along with gardens to both the front and rear and a private garage, the property provides a fantastic foundation for modernisation.

Priced to reflect its potential, this home is ideal for a wide range of buyers—from developers looking for their next project to downsizers seeking to design a home tailored to their lifestyle. Every improvement made here has the potential to add significant value.

With its desirable location, impressive space, scope for transformation and no chain, this is a rare opportunity not to be missed. Early viewing is highly recommended to fully appreciate everything this property has to offer.

NB - Some of the pictures have been virtually staged to show you what is possible.

- Two Bedroom Detached Bungalow
- Spacious Layout
- Gardens To The Front And Rear
- Garage And Driveway
- Priced To Reflect Modernisation Required
- Development Opportunity
- No Chain

£350,000



Approximate total area[®]
87 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	