



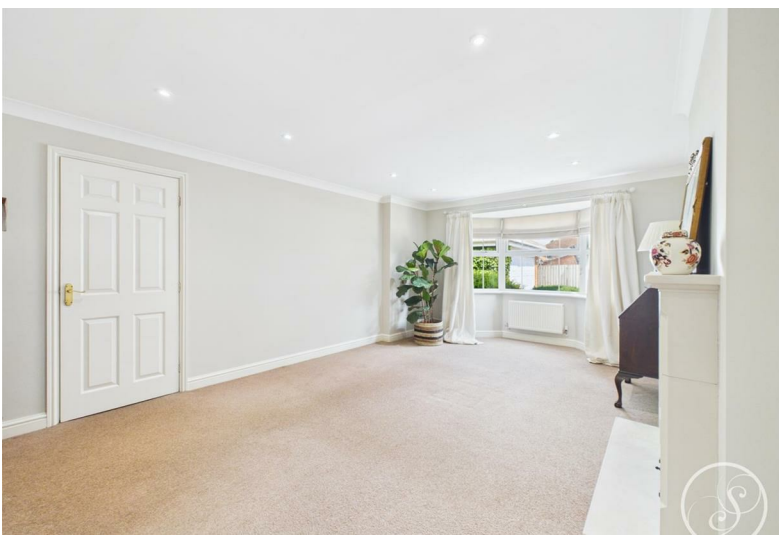
Stoneacre  
Properties



## Belvedere Court

Alwoodley Leeds, LS17 8NF

Offers Over £650,000



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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



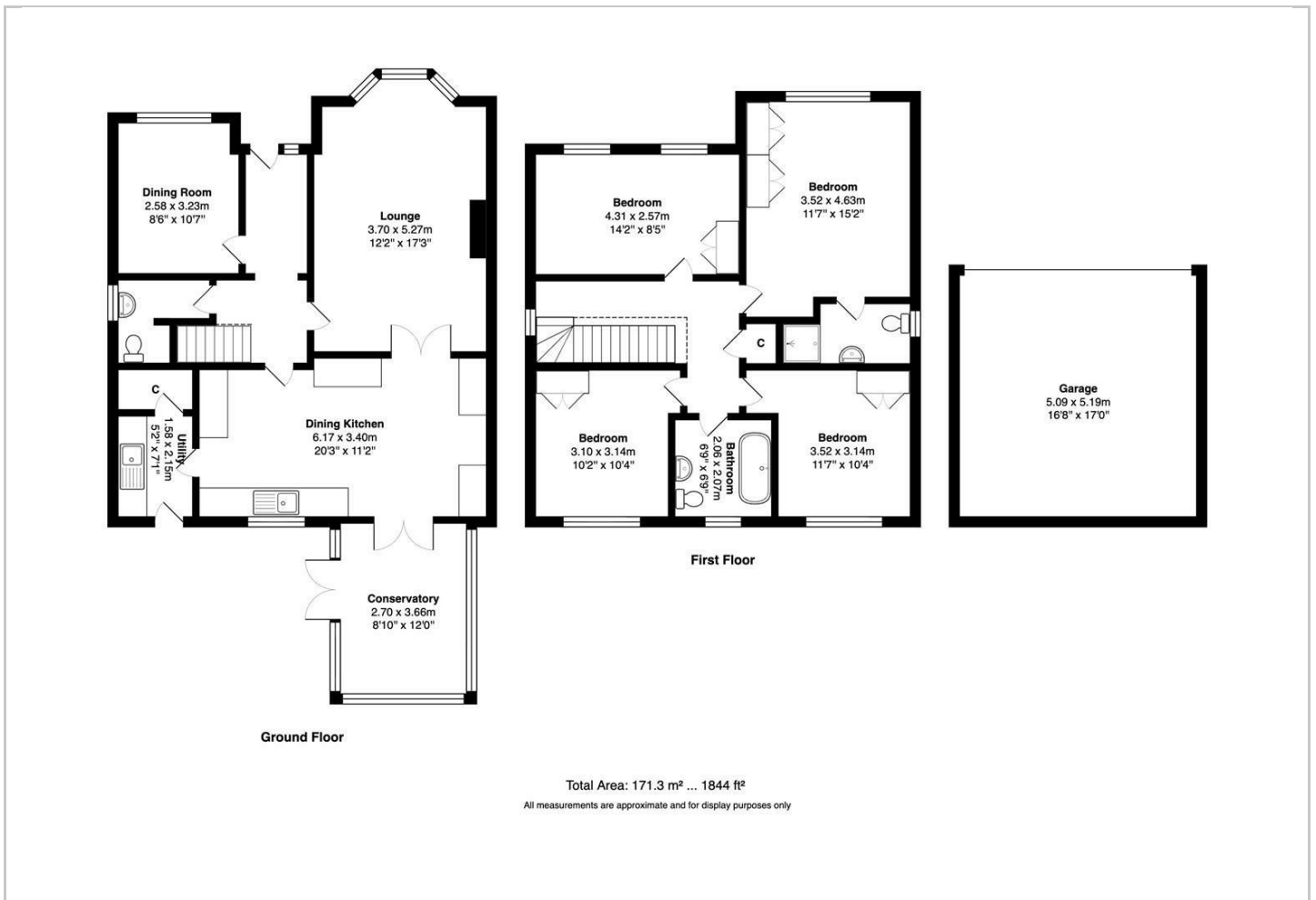
## Hybrid Map



## Terrain Map



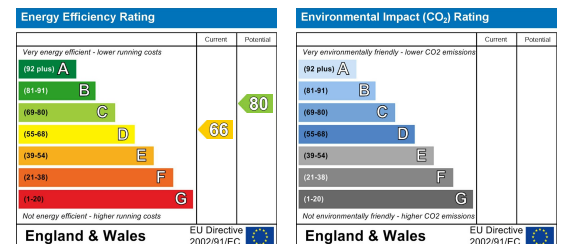
## Floor Plan



## 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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