



53 BELVEDERE COURT

LEEDS, LS17 8NF

£650,000
FREEHOLD

Monroe is delighted to present this well-proportioned four-bedroom detached home, it offers approximately 1,401 sq. ft. of versatile accommodation, making it an excellent choice for growing families. Thoughtfully arranged over two floors, the property combines generous living spaces with practical everyday functionality.

MONROE

SELLERS OF THE FINEST HOMES

53 BELVEDERE COURT

- Sought-after Alwoodley location
- Sold chain free
- Flexible layout ideal for modern family living
- Bay-fronted living room filled with natural light
- Integral garage with excellent storage
- Family bathroom plus separate shower room
- Utility room and ground floor WC
- Separate family room with garden access
- Large dining kitchen perfect for entertaining
- Two generous reception rooms



Upon entering, you are welcomed by a central entrance hall which provides access to the principal ground floor accommodation, staircase to the first floor, and internal access to the integral garage. To the front of the home, the spacious bay-fronted living room is filled with natural light and offers an inviting setting for both relaxing and entertaining, with ample space for a variety of furniture arrangements.

To the rear of the property lies the impressive dining kitchen, spanning almost 20 feet in length. Installed within the last five years by Wren Kitchens, this contemporary space is fitted with stylish quartz worktops, a range of integrated appliances and a NEFF oven, creating a practical yet elegant setting for everyday family life and entertaining. There is ample space for both cooking and dining, making it the true heart of the home. Adjoining the kitchen is a practical utility room, offering additional storage and laundry facilities, alongside a separate WC for added convenience. Beyond the kitchen, the family room provides a versatile second reception space, ideal as a children's playroom, snug, home office or additional sitting room, with direct access to the rear garden through double patio doors.

Completing the ground floor is the integral garage, offering secure parking, useful storage or potential for conversion, subject to the necessary planning permissions and building regulations.

The first floor hosts four well-proportioned bedrooms, each benefiting from built-in wardrobes and offering comfortable accommodation for family members or guests. The generous principal bedroom further benefits from its own en-suite shower room, while the remaining bedrooms provide flexibility for children's rooms, guest accommodation or home working. The first floor is also served by a modern family bathroom featuring a bath, wash basin and WC, providing excellent facilities for busy family life.

Externally, to the rear, the property enjoys a generous, enclosed garden, predominantly laid to lawn with a paved patio seating area. Surrounded by mature trees and established planting, it offers a private setting ideal for outdoor dining, entertaining and family enjoyment. A charming summerhouse provides a versatile additional space, perfect for relaxing, hobbies, or a home office, further enhancing the appeal of this excellent family garden.

REASONS TO BUY

- Sold chain free
- Two generous reception rooms
- Large dining kitchen perfect for entertaining
- Separate family room with garden access
- Utility room and ground floor WC
- Family bathroom plus separate shower room

- Integral garage with excellent storage
- Bay-fronted living room filled with natural light
- Flexible layout ideal for modern family living
- Sought-after Alwoodley location

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. Chain free.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band E

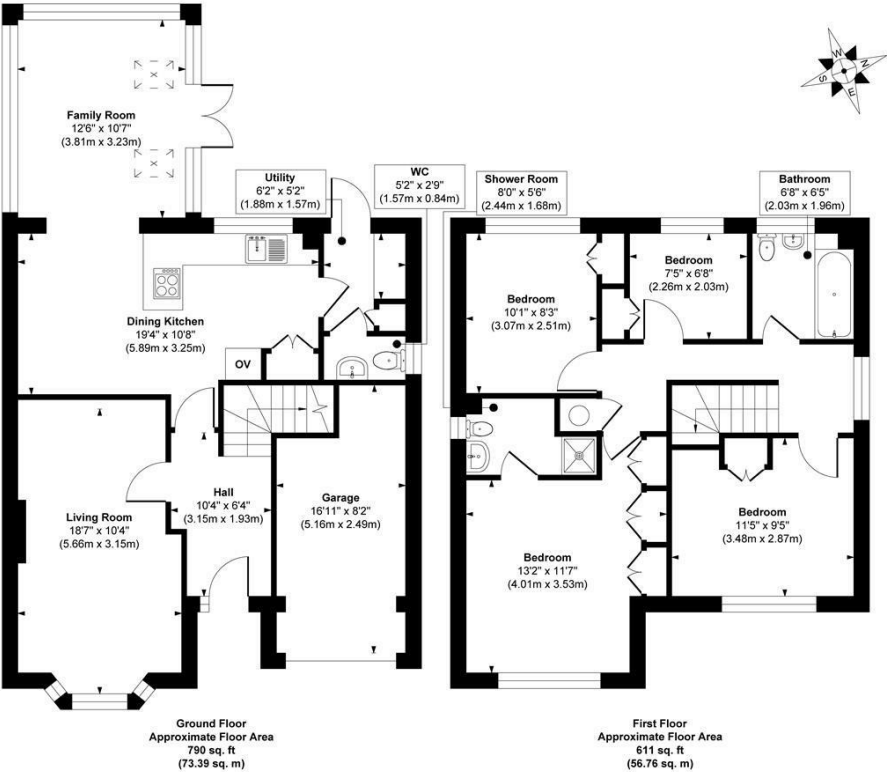
Viewings – By Appointment Only

Floor Area – 1401.00 sq ft

Tenure – Freehold



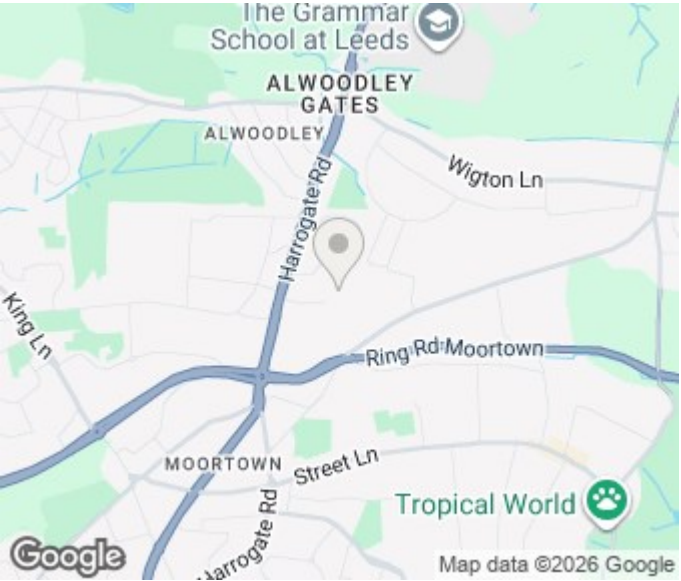
Belvedere Court, Alwoodley



Approx. Gross Internal Floor Area 1401 sq. ft / 130.15 sq. m

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

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

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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