



14 BELVEDERE COURT

ALWOODLEY, LS17 8NF

£699,950
FREEHOLD

This outstanding family home offers an excellent opportunity for buyers looking for a spacious and stylish residence in the highly sought-after area of Alwoodley. With four generously sized bedrooms and two reception rooms. The property delivers the perfect blend of comfort and sophistication.

MONROE

SELLERS OF THE FINEST HOMES

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- An outstanding detached home in Alwoodley
- Four generous double bedrooms
- Potential to extend subject to planning
- One ensuite bedroom
- Well-maintained garden to the front and rear
- Double garage
- Large family bathroom
- Utility room
- Highly sought after area
- Perfect family home



From the outset, the property makes a striking impression, with superb kerb appeal enhanced by a grand driveway leading to a private garage that can accommodate up to 4 vehicles. To the rear, a beautifully maintained lawned garden provides an exceptional outdoor space, ideal for family life, entertaining, or quiet relaxation.

Inside, the home opens into two inviting reception rooms. The first lounge is enhanced by a large bay window, filling the space with character and warmth, while the second lounge features double patio doors that allow natural light to pour in and provide direct access to the stunning rear garden. At the heart of the property lies a spacious and well-appointed kitchen, fitted with a range of wall and base units as well as integrated appliances, which flows seamlessly into a practical utility room — perfectly designed for modern family living.

Upstairs, the home offers four double bedrooms, all complete with built-in wardrobes. The fourth bedroom is currently arranged as a generous home office, ideal for full-time or hybrid working. The property has a large family bathroom, finished to a high standard, offering both style and convenience.

Combining elegance with functionality, this superb property provides versatile living space and represents an ideal family home in a prestigious Alwoodley

location.

REASONS TO BUY

- An outstanding detached home in Alwoodley
- Four generous double bedrooms
- Potential to extend subject to planning
- One bedroom with ensuite
- Well-maintained garden to the front and rear
- Grand driveway that accommodates four vehicles
- Large family bathroom
- Utility room
- Real wood floorboards downstairs
- Perfect family home

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 selling agent.

Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

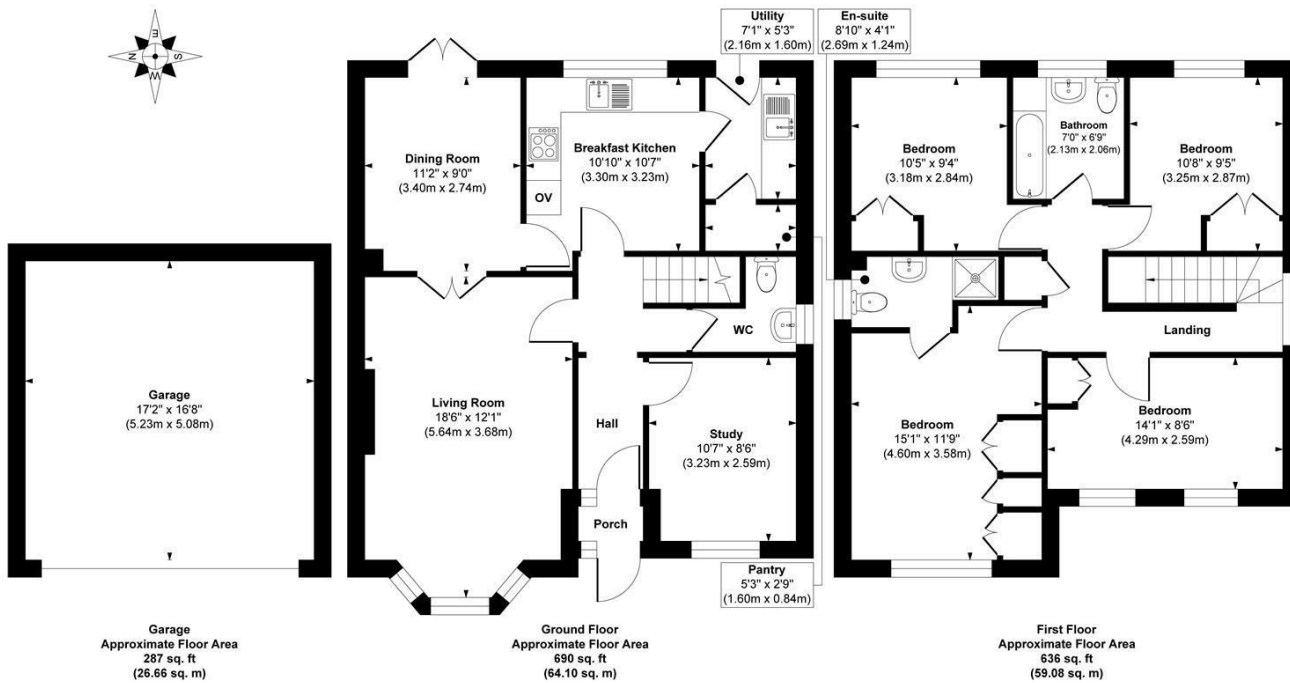
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1613.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1613 sq. ft / 149.84 sq. m (Including Garage)

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		73	79
(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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