



**Belvedere Court Harehills Lane, Leeds LS7 4HD**

**welcome to**

**Belvedere Court Harehills Lane, Leeds**

Presented to the market is a beautifully modernised two bedroom flat located in the heart of Chapel Allerton. This 'ready to move' is sure to gather plenty of interest. Book a viewing through our Moortown Office! Offered with no onward chain



## Lounge

11' 7" x 12' ( 3.53m x 3.66m )

This modernised lounge is generously spaced with ample room for both a corner sofa and additional furniture. The work top which sits in the hatch space is also used as a breakfast bar which is a lovely feature to the living room space. This room also has a wall mounted feature heater. Floor is carpeted and windows are double glazed.

## Kitchen

7' 7" x 8' 2" ( 2.31m x 2.49m )

The kitchen is modernised throughout. With an integrated electric hob and fitted oven, this kitchen also offers a sink base unit also with fitted drawing board. Fridge freezer is also integrated to match with the kitchen. The kitchen also offers a hatch through to the living room. Floor is boarded in this room.

## Bedroom One

12' 6" x 10' 9" ( 3.81m x 3.28m )

This Modernised bedroom with built in wardrobes is a great feature of the property. Allowing for ample storage room and plenty of additional furniture this double room is a great space within the property. Floors are carpeted, windows are double glazed. This room also includes a wall mounted electric heater.

## Bedroom Two

11' 1" x 8' 5" ( 3.38m x 2.57m )

This bedroom is a great space. With room enough to house a double bed or a single bed, this area can also be used as an office space. In addition to this room, the windows are double glazed, floor is carpeted and also includes a wall mounted heater.

## Bathroom

This modernised bathroom is another brilliant room within the property. This room has a wall mounted hand town rail and in addition has a shower over the bath. Incorporated into the sink basin are draws allowing for storage in this room. Floor is boarded and walls are partially tiled / painted.

## Outside

To the back of the property is a communal car park for residents.



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## Belvedere Court Harehills Lane, Leeds

- Modernised Flat
- Ground Floor
- Two Double Bedrooms
- Built In Wardrobes
- Close To Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT107385 - 0002

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william h brown



**0113 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**