



HUNTERS®

HERE TO GET *you* THERE

13 Belvedere Road, Alwoodley, Leeds, LS17 8BU

Offers Over £700,000

Energy Rating - TBC

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SUPERB FAMILY HOME – EXCELLENT MOVE IN READY CONDITION – EXTENDED DETACHED HOUSE
– FOUR DOUBLE BEDROOMS – TWO BATHROOM – GARDENS TO THE FRONT AND REAR –
DRIVEWAY - UTILITY ROOM AND DOWNSTAIRS W/C – OPEN PLAN KITCHEN LIVING DINING ROOM
– ALWOODLEY

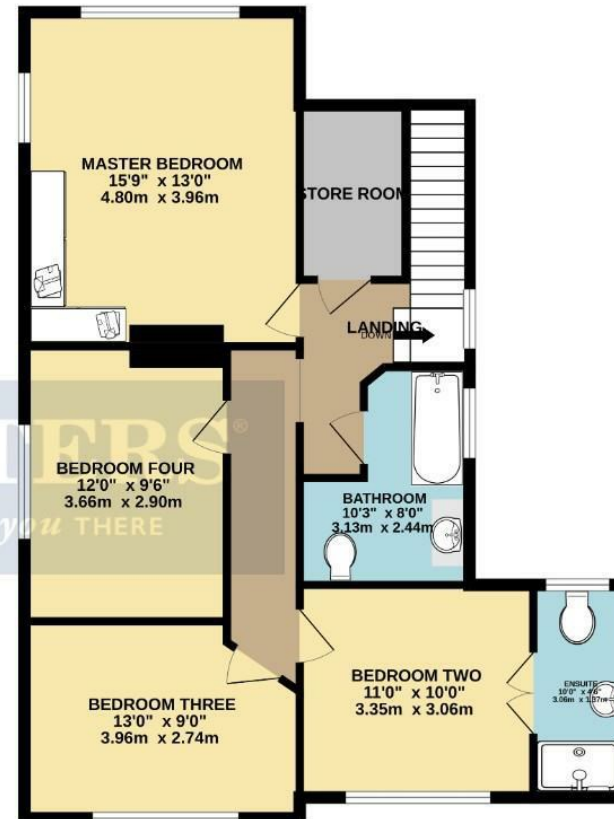
Extended to the side and rear over two stories, this four bedroom, two bathroom detached family home is a great move in ready option for anyone looking to upscale. Located on a quiet tree lined street in the heart of Alwoodley, the property is close good and outstanding primary and secondary schools, restaurants, shops, bars, pubs, cafes, parks and transport links to name just some of the great amenities close by. There are expansive gardens to the front and rear as well as a driveway which is partially gated, externally. Internally it briefly comprises; porch, entrance hall, downstairs w/c, lounge, open plan living kitchen dining room and a utility room on the ground floor. On the first floor is an ensuite bedrooms, landing, house bathroom, store room and three further double bedrooms. Energy Rating - TBC

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GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



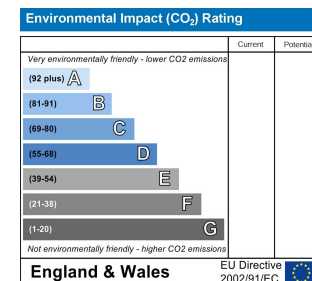
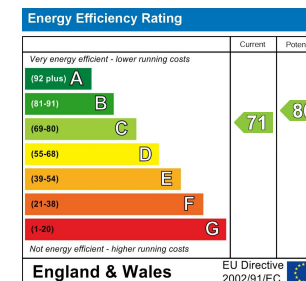
1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



BELVEDERE ROAD, ALWOODLEY, LEEDS, LS17 8BU

TOTAL FLOOR AREA: 1750 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch

6'6" (max) - 5'0" (max)
Tiled floor.

Entrance Hall

17'3" (max) 8'0" (max)
Stairs to the upper level.

Downstairs W/C

8'6" (max) - 3'0" (max)
Wash hand basin with pedestal under and w/c.

Lounge

15'9" (max) - 13'0" (max)
Duel aspect windows, radiators and multi fuel burner with surround.

Living Kitchen Dining Room

28'6" (max) - 22'3" (max)

Kitchen Dining Area

Space for range style cooker with extractor over, butlers style sink with mixer tap over, central island, dish washer, radiators, French doors to the rear garden and a range of wall and base units.

Living Area

Patio doors to the rear garden, duel aspect windows, wall lights and radiator.

Utility Room

8'0" (max) - 5'0" (max)
Boiler and base units with plumbing for the washing machine.

Landing

22'0" (max) - 11'6" (max)
Stairs to the lower level and loft access.

Store Room

8'3" (max) - 5'0" (max)
Under the eaves.

Master Bedroom

15'6" (max) - 13'0" (max)
Radiator, duel aspect windows and built in wardrobes.

Bedroom Two

11'0" (max) - 10'0" (max)
Radiator.

Ensuite

10'0" (max) - 4'6" (max)
Tiled floor, tiled shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Bedroom Three

13'0" (max) - 9'0" (max)
Radiator.

Bedroom Four

12'0" (max) - 9'6" (max)
Radiator.

House Bathroom

10'3" (max) - 8'0" (max)
Tiled floor and half tiled walls, panel bath with shower over, heated towel rail, wash hand basin with pedestal under and w/c.

Front Gardens

Grassed lawns, mature hedges, plants, bushes, flower beds and trees.

Driveway

Gated area and ample parking for several vehicles.

Rear Garden

Grassed lawns, mature trees, plants, bushes, flower beds, shrubs and patio area to the rear of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



