



18 Belvedere Road, Alwoodley, Leeds, LS17 8BT

Chain Free £400,000

NO CHAIN - Requiring modernisation. This is a character, three bedroom semi-detached house on an ample sized plot off Harrogate Road. uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes entrance hall, lounge, dining room, kitchen, rear porch, ground floor WC. First floor landing, two double sized bedrooms and a single third, bathroom, separate WC.

The property is located within the distinguished Belvederes off Harrogate Road offering superb family-friendly neighbourhood lifestyles and is well located for North Leeds finest schools including the Grammar School at Leeds and is adjacent to Highfield Primary School.

GROUND FLOOR

uPVC double glazed door into

HALLWAY

Turned staircase leading up to the first floor, storage cupboard

LOUNGE

15'5" x 12'5" (4.7 x 3.8)

uPVC double glazed windows to the front and rear, central heating radiator

LOUNGE

DINING ROOM

12'1" x 12'1" (3.7 x 3.7)



uPVC double glazed windows to the front and side, central heating radiator

KITCHEN

11'9" x 8'2" (3.6 x 2.5)



Requiring modernisation. uPVC double glazed windows to the side and rear, gas central heating boiler, under-stairs storage cupboard, door to

REAR PORCH

7'6" x 7'2" (2.3 x 2.2)



uPVC double glazed window to two sides with door leading to the rear garden

GROUND FLOOR WC

2'11" x 7'2" (0.9 x 2.2)

Low WC, pedestal wash basin

FIRST FLOOR

LANDING

Ceiling hatch access to the loft

BEDROOM 1

11'9" x 10'5" (3.6 x 3.2)



uPVC double glazed bay windows to the front and side, central heating radiator



BEDROOM 2

12'9" x 9'6" (3.9 x 2.9)



Built in wardrobes, spacious store cupboard, central heating radiator, uPVC double glazed window

BEDROOM 3

11'5" x 7'10" (3.5 x 2.4)



uPVC double glazed window, water immersion cylinder

BATHROOM

4'11" x 5'6" (1.5 x 1.7)

Requiring renovation. Panelled bath, vanity wash basin, uPVC double glazed window

SEPARATE WC

4'11" x 2'7" (1.5 x 0.8)

Low WC, uPVC double glazed window

OUTSIDE



Spacious grounds with lawned and stocked garden to the front, side and rear. Driveway leading to detached garage to the side

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

Belvedere Road is located directly off Harrogate Road

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

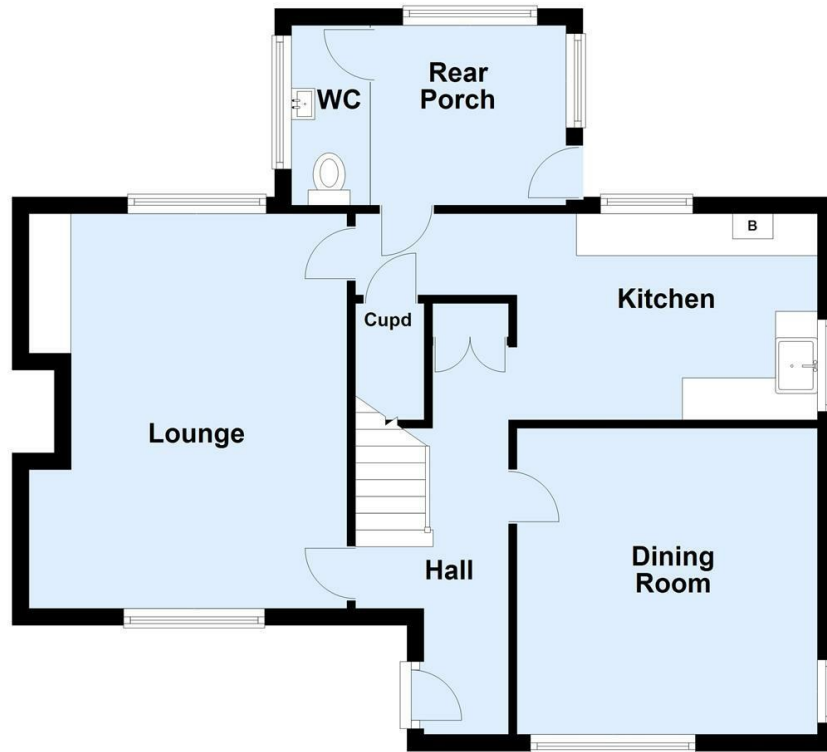
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)

