



**Preston  
Baker**   
Estate & letting agents

24 Belvedere Avenue  
Alwoodley, Leeds, LS17 8BW

**Offers Over £685,000**

At a glance

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)

  
**BEST**  
ESTATE AGENT GUIDE  
2018 : TOP 100  
SALES & LETTINGS

5X  | 1X  | 3X  | 2X  | 4X 





Offers over £685,000 are invited for this STUNNING, SPACIOUS FIVE BEDROOM PERIOD DETACHED PROPERTY, with three reception rooms, generous kitchen diner, house bathroom, large private garden, driveway and two car garage, LOCATED IN A VERY SOUGHT AFTER AREA OF NORTH LEEDS. The local area benefits from a good selection of LOCAL AMENITIES, CITY CENTRE TRANSPORT LINKS AND A GOOD RANGE OF SCHOOLS.

This versatile family home is beautifully presented with a spacious central hallway with a WC, open stairs leading to the 1st floor and access to both the living room with a large bay window and a feature fireplace and a separate dining room also with a bright bay window. The dining room also provides access down into a spacious sun lounge which overlooks the very large and private rear gardens. The spacious fitted kitchen has cabinets with worktops and tiled splashbacks to three sides, has ample space and plumbing for appliances and has floor space for a set of dining furniture.

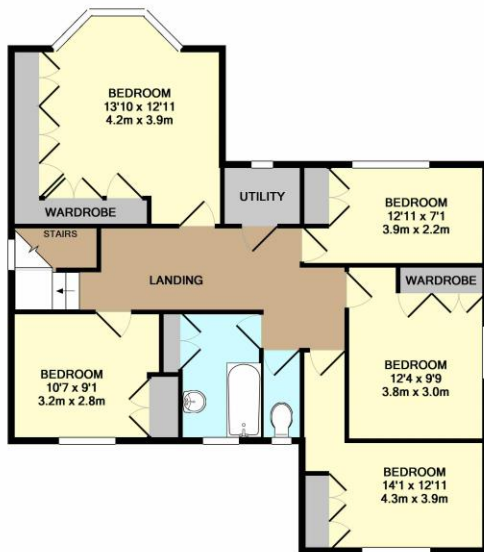
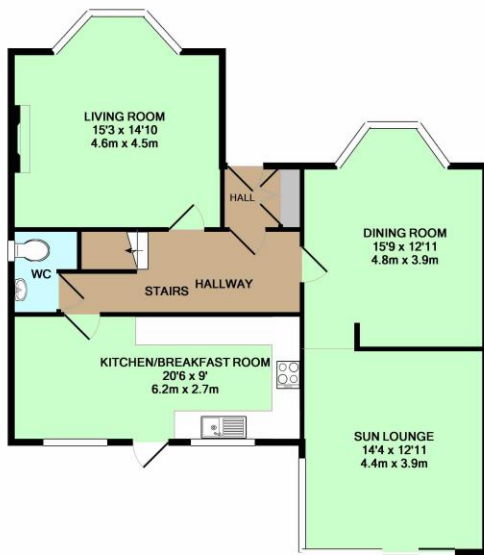
The bright spacious landing with built in storage gives access to the tiled house bathroom and five generously sized bedrooms all with built in fitted wardrobes. The property has the benefit of both gas central heating and uPVC double glazing throughout.

Externally there is a driveway providing off street parking leading down to the detached garage with and electric/remote up and over door and a maturely planted and lawned front garden.

An early viewing is strongly advised to appreciate all this excellently located, family home has to offer.







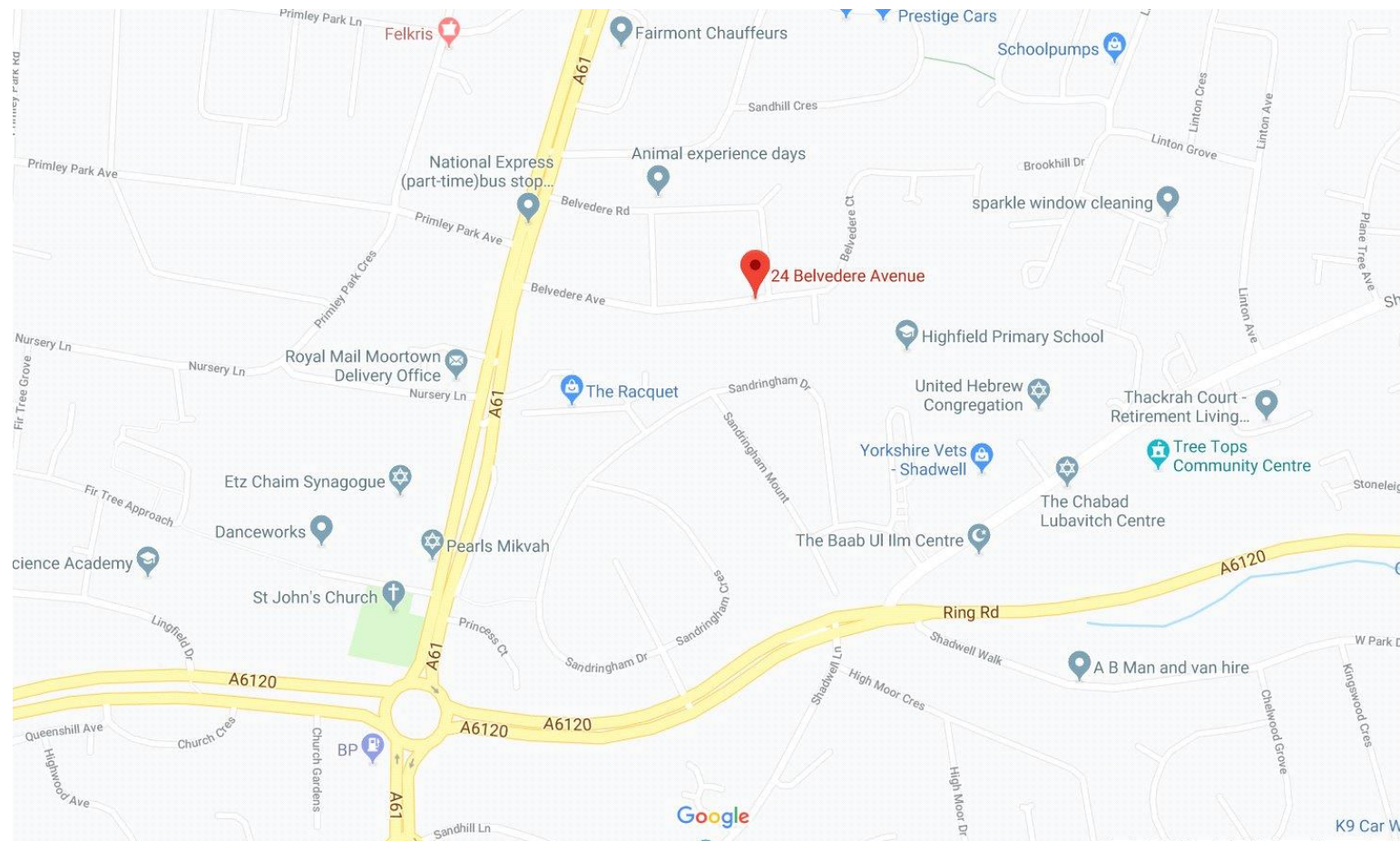
This image shows a full page of primary-ruled paper. It contains ten identical sets of horizontal lines arranged vertically. Each set is composed of three lines: a solid top line, a dashed middle line, and a solid bottom line, providing a guide for letter height and placement for young learners. The background is white, and there are no margins or additional markings.

1ST FLOOR  
APPROX. FLOOR  
AREA 886 SQ.FT.  
(82.3 SQ.M.)  
  
TOTAL APPROX. FLOOR AREA 2165 SQ.FT. (201.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 are not to be relied upon, have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019





**Preston  
Baker**



**Preston Baker**

Shadwell Lane, Leeds  
LS17 6DP

moortown@prestonbaker.co.uk

0113 266 1750